



CITY OF COLUMBIA PLANNING COMMISSION

June 9, 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, June 9, 2022 at 4:00pm, in City Council Chambers**. This meeting will be open to the public, and public comment may be provided in-person and virtually. In-person meetings will be socially distanced and face coverings are no longer required but are recommended. More information will be provided as to how to participate virtually on the final posted agenda and City website www.columbiasc.gov/planning-boards-commissions, or by calling 803-545-3333.

The public may submit letters and statements via email to cocboardmeeting@columbiasc.gov either in advance of or during the meetings. Please be sure to include your name and the case information, such as the address and topic of the request. Further public participation instructions are provided on the agendas. Please note: to allow for timely and equal participation for all members of the public who wish to comment on a case, letters or emails submitted to be read into the record during the meeting may contain up to but no more than 500 words. If longer written communication is desired, then that may be submitted to cocboardmeeting@columbiasc.gov up to 4:00pm the day before the pending PC meeting; it will be forwarded to PC members for their perusal prior to the meeting.

Additionally, members of the public and/or media who want to observe and participate in the meetings may do so remotely by:

- a. Watch: The public may stream the meetings through CityTV accessed at <https://www.youtube.com/user/ColumbiaSCGovernment>
- b. Email: The public may submit letters and statements via email to cocboardmeeting@columbiasc.gov during the meeting as this account will be monitored during the meetings. (Please see submittal guidance at the end of the agenda).
- c. Phone: The public may participate via phone. You may call: **855-925-2801**. When prompted please enter the meeting code: **2079**
Those participating by phone will receive three options on how to participate:
 - (star one) *1 will allow you to listen

- (star two) *2 will allow you to record a voice mail message that will be played for the record.
 - (star three) *3 will allow a participant to be placed in a queue, so they may speak live when prompted.
- d. Virtual participation via the web: The public may join the virtual meeting on the web at <https://publicinput.com/COCPC-Jun2022>

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 [May 12, 2022 Minutes](#)

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

2. [ANNEX-2022-0014: 0.10-acre portion, B/S Jacobs Mill Pond Road, TMS# 28900-01-19 \(portion\)](#), Request to annex the property and assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Planned Development District (PD) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.
3. [ANNEX-2022-0015: 79.05 acres N/S Percival Road, 4407 Percival Road, and 0.775 acre E/S Newland Road, TMS# 25600-03-04 and 25600-03-30](#), Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1); and assign zoning of Residential Mixed District (RM-1) and Light Industrial (LI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

Site Plan Review

4. [SPLAN-2022-0003: 13.4 acres Trinity Drive, 1458 and 1482 Caroline Road, TMS#16414-08-02, -03, and -04](#); request major site plan approval for the construction of a 91 duplex (182-units), multi-family residential development (Trinity Townhomes). Two of the properties are currently zoned O-I (Office and Institutional District) and one is currently zoned RU (Rural) in Richland County and is being considered for annexation with an O-I (Office and Institutional District) zoning classification. [Traffic Impact Study](#).
5. [SPLAN-2022-0008: North Side Performance Parkway, TMS#14500-02-24\(p\)](#); request site plan approval for the construction of a road (Midlands Technical College Enterprise Campus Authority). The property is zoned EC (Employment Campus District).
6. [SPLAN-2022-0009: 1429 Senate Street, TMS#11401-11-08](#); request major site plan approval for the conversion of an existing office building into a 119-unit, multifamily residential building (Rutledge Building). The property is zoned CAC, -DD (Community Activity Center/Corridor District within the City Center Design Overlay District).
7. [SPLAN-2022-0010: 12.59 acres, 2800 Block Shop Road Extension, TMS#16200-01-25](#); request major site plan approval for the construction of a 130,000 sq. ft. warehouse building. The property is zoned M-1 (Light Industrial) within Richland County but is being considered for annexation with an LI (Light Industrial) zoning classification.
8. [SPLAN-2022-0011: 38.20 acres, Ranger Point Court, TMS# 16200-04-18](#); request major site plan approval for the construction of two warehouse buildings (± 106,000 sq. ft. and ± 92,000 sq. ft.) within

the Shop Grove Industrial Park (Shop Grove Phase IV). The property is zoned LI (Light Industrial District).

9. [SPLAN-2022-0012: 583 Spears Creek Church Road, TMS#28800-01-03\(p\)](#); request site plan approval for the construction of a restaurant (Taco Bell) within the Woodcreek Farms Planned Development. The property is zoned –PD (Planned Development).

Zoning Map Amendment

10. [ZMA-2022-0009: 4921 Broad River Road\(p\), TMS# 06200-01-07\(p\)](#); Request to rezone the property from Residential Mixed District (RM-2) to Community Activity Center/Corridor District (CAC).

III. REGULAR AGENDA

Zoning Text Amendment

11. [TA-2022-0003](#): Request to amend Table 17-4.3(B)(5) of the Columbia Code of Ordinances to add the accessory use of "Drive-through facility - Personal Service/Retail Sales", revise the existing accessory use "Drive-through facility" to add "Other", and amend Sec. 17-4.3(d)(2)b to remove the drive-through reference for Automated Teller Machines (ATM's)
12. [TA-2022-0004](#): Request to amend Chapter 17 of the Columbia Code of Ordinances to eliminate or reduce requirements that require loss of parking and modify requirements related to non-conforming site features.

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.