



**CITY OF COLUMBIA PLANNING COMMISSION**  
**October 30, 2023**  
**Special Session 4:00 P.M.**  
**City Hall • 3rd Floor, Council Chambers**  
**1737 Main Street • Columbia, SC**

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**RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS • JAMES FROST II**  
**• MASON HARPE • RAQUEL THOMAS • CAROLOS OSORIO**

The City of Columbia Planning Commission will conduct a **meeting on Thursday, October 30, 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](mailto: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](mailto: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 [September 14, 2023 minutes](#)

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

2. [ANNEX-2023-0022: 1200 Heyward Street, formerly known as 101 S. Evans Street, TMS# 11301-10-01](#); Request recommendation on the assignment of the land use classification of Urban Core Mixed Residential – Type 3 (UCMR-3) 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 M-1 by Richland County.

**Major Site Plan Review**

3. **SPLAN-2023-0011: 111 & 161 Pontiac Business Center, TMS#25714-01-10 and 25714-01-11**; Request major site plan approval for the construction of a 90,950 sq. ft. self-storage facility (Elgin Self Storage Phase 1). The property is zoned LI (Light Industrial).
4. **SPLAN-2023-0012: 8241 Parklane Road, TMS#17102-01-01**; Request major site plan approval for the construction of a 140, 000 sq. ft. public health laboratory (South Carolina Department of Health and Environmental Control). The property is zoned INS-GEN (Institutional - General District).

**Text Amendment**

5. **TA-2023-0005: 1531 Taylor Street, TMS# 11403-13-09**; Request recommendation on an amendment to the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

**Per SC Code §6-29-760, forwarded to City Council's 10-17-23 ZPH**

**III. REGULAR AGENDA**

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

6. **ANNEX-2023-0018: 9.28 acres E/S Parklane Road, 8444 Parklane Road, 1.02 acre E/S Old LeGrand Road, TMS# 17104-02-02, 17104-02-03, 17104-02-04**; Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Residential Mixed District (RM-1) for pending annexation. The property is currently classified as Neighborhood (Medium Density), portions within a Priority Investment Area, and zoned GC by Richland County.

**Per SC Code §6-29-760, forwarded to City Council's 10-17-23 ZPH**

**Zoning Map Amendment**

7. **ZMA-2023-0014: 2401 Gadsden Street, 701 Chester Street, and NX701 Chester Street, TMS# 09012-01-14, 09012-01-16, and 09012-01-15**; Request recommendation to rezone the property from RSF-3 (Residential Single-Family – Small Lot District) to MU-2 (Mixed-Use District).
8. **ZMA-2023-0015: 2212 Senate Street, TMS# 11410-22-06**; Request recommendation to rezone the property from RSF-3 (Residential Single-Family – Small Lot District) in the Old Shandon/Lower Waverly Historic District Area A (OV-HP) to RM-1 (Mixed Residential District), in the Old Shandon/Lower Waverly Historic District Area A (OV-HP)

**IV. OTHER BUSINESS**

- Training opportunities

**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.