



CITY OF COLUMBIA PLANNING COMMISSION

December 14, 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
• MASON HARPE • RAQUEL THOMAS • CARLOS OSORIO

The City of Columbia Planning Commission will conduct a **meeting on Thursday, December 14, 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 [November 9, 2023 Minutes](#)

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

2. [ANNEX-2023-0025: 4200 Old Leesburg Road and 2-acre portion of 4257 Old Leesburg Rd, TMS#s 22113-01-01 and 22114-01-03 \(portion\)](#); Request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Residential Single Family Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.
3. [ANNEX-2023-0026: 1408 and 1412 Grove Park Lane, TMS# 06268-02-02](#); Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Mixed Use District (MU-1) for a pending annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.

Major Site Plan Review

4. [SPLAN-2023-0014: 275 Harbison Boulevard, TMS#001941-01-011\(p\)](#); request site plan approval for the construction of a ± 3,500 sq. ft. financial institution (JPMorgan Chase Bank). The property is zoned PD (Planned Development – Harbison).
5. [SPLAN-2023-0016: 29.19 Acres, 300 Block of Pisgah Church Road, TMS#14500-02-24\(p\)](#); request major site plan approval for the construction of a ± 227,500 sq. ft. manufacturing facility (The Ritedose Corporation, Phase II). The property is zoned EC (Employment Campus District).
6. [SPLAN-2023-0017: 802 Percival Road, TMS#16814-07-01\(p\)](#); request major site plan approval for the construction of an 80-unit, multifamily residential development (Addison Pointe). The property is zoned RM-1 (Residential Mixed District).

DEFERRED

III. REGULAR AGENDA

Major Site Plan Review

7. [SPLAN-2023-0015: 408 and 436 Blossom Street, 519 Huger Street, and 401 Williams Street, TMS#08910-03-01, 08910-03-02A, 08910-03-02B, 08910-03-03, and 08910-03-04](#); request major site plan approval for the construction of a ± 305,000 sq. ft., 700-bed private dormitory (Subtext Acquisitions, LLC). The properties are zoned MC, OV-ID (Mixed Commercial District within the Innovista Design Overlay District). [Traffic Impact Analysis.](#)

Zoning Map Amendment

8. [ZMA-2023-0018: 1741 Cushman Drive, TMS# 14103-02-20A](#); Request recommendation to rezone the property from Mixed Use District (MU-2) to Institutional-General District (INS-GEN).

IV. OTHER BUSINESS

2024 Elections

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.