



CITY OF COLUMBIA PLANNING COMMISSION

January 11, 2024

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 •
• MASON HARPE • RAQUEL THOMAS • CARLOS OSORIO

The City of Columbia Planning Commission will conduct a **meeting on Thursday, January 11, 2024 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 [December 14, 2023 minutes](#)

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

2. [ANNEX-2023-0027: 2076 County Line Trail and 7 acres County Line Trail, TMS# 31700-01-04 and 28900-01-34](#); Request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Planned Development District (PD), portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW), for a pending annexation. The property is currently classified as Neighborhood (Medium Density), and zoned M-1 and PDD by Richland County.

Text Amendment

3. [TA-2024-006](#); Request to amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations to add minor utilities as a permitted use in the T/C (Transitional/Conservation) District.

Major Site Plan Review

4. [SPLAN-2021-0015: 2222 Main Street, TMS#09016-02-06](#); Request site plan approval for the construction of a 250-unit, multifamily mixed-use building. The property is zoned CAC, OV-NMC (Community Activity Center/Corridor within the North Main Corridor Design Overlay District).

Major Subdivision Preliminary Plat Review

5. [SPLAT-2023-0060: 34.67 Acres, Percival Road near Spears Creek Church Road, TMS#28800-06-05](#); Request preliminary plat approval for the construction of a 311-unit townhome subdivision (Astoria). The property is zoned (RM-1) Residential Mixed District.

III. REGULAR AGENDA

Major Subdivision Preliminary Plat Review

6. [SPLAT-2023-0041: 13.57 Acres, West Side of Trinity Drive, TMS# 16413-01-01, 16413-01-02, and 16413-01-03](#); Request preliminary plat approval for the construction of a 124-unit, townhome subdivision (Trinity Drive Subdivision). The property is zoned RM-1 (Residential Mixed District).

Major Site Plan Review

7. [SPLAN-2023-0017: 802 Percival Road, TMS#16814-07-01\(p\)](#); request major site plan approval for the construction of an 80-unit, multi-family residential development (Addison Pointe). The property is zoned RM-1 (Residential Mixed District). **DEFERRED**

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.