



CITY OF COLUMBIA PLANNING COMMISSION

February 8, 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, February 8, 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 [January 11, 2024 Minutes](#)

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

2. [ANNEX-2023-0019: 8352 Parklane Road, TMS# 17103-01-08](#); Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Community Activity Center/Corridor (CAC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density), and zoned GC by Richland County.
3. [ANNEX-2023-0028: 7613 Garners Ferry Road, TMS# 16314-03-16](#); Request recommendation on the assignment of the land use classification of Urban Edge Regional Activity Center (UEAC-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-2023-0029: 507, 507A, 509, 505 U, and 513 U Piney Grove Road, 0.13 acre and 9.64 acres W/S Piney Grove Road, 4010, 4028, and 4032 Fernandina Road, 0.07 acre N/S Fernandina Road, and 0.01 acre E/S Fernandina Road, TMS# 04913-01-01, 04913-01-06, 04913-01-07, 04913-01-08, 04913-01-09, and 04914-01-01;](#) Request recommendation on the assignment of the land use classification of Regional Activity Corridor (AC-3) and the assignment of zoning of General Commercial (GC) for a pending annexation. The property is currently classified as Mixed Residential (High Density), and zoned GC by Richland County.
5. [ANNEX-2024-0002: 1100 Sandy Oaks Road \(11.14 acre portion\), TMS# 28913-02-04 \(portion\);](#) Request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Planned Development District (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

Major Site Plan Review

6. [SPLAN-2024-0002: 205 Columbiana Circle, TMS#04904-01-02\(p\);](#) request major site plan approval for the construction of a ±52,000 sq. ft., 124-key hotel (Marriott Studio Res Hotel). The property is zoned PD (Planned Development – Harbison).

Zoning Map Amendment

7. [ZMA-2024-0002: 10 Bluff Road \(portion\), TMS# 11301-16-01 \(portion\);](#) Request recommendation to rezone the property from Employment Campus District (EC), a portion within the Floodplain Overlay District (OV-FP) to Light Industrial District (LI), a portion within the Floodplain Overlay District (OV-FP).

III. REGULAR AGENDA

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

8. [ANNEX-2024-0001: 10 Bluff Road \(portion\), 1035 Dreyfus Road, 1025 Dreyfus Road, and 1017 Dreyfus Road, TMS# 11301-16-01 \(portion\), 11301-16-02, 11301-16-03, and 11301-16-04;](#) Request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Light Industrial District (LI), 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 Mixed Residential (High Density), and zoned M-1 by Richland County.

Major Site Plan Review

9. [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).

Zoning Map Amendment

10. [ZMA-2023-0019: 1409 Huger Street, TMS# 09009-13-01 & p/o 08912-13-01;](#) Request recommendation to rezone the property from Community Activity Center/Corridor (CAC) in the City Center Overlay District (OV-CC) and Setback View Corridor Overlay District (OV-HSV) to Downtown Activity Center/Corridor (DAC) in the City Center Overlay District (OV-CC) and Setback View Corridor Overlay District (OV-HSV).
11. [ZMA-2024-0001: 1115 Greenlawn Drive, TMS# 16414-10-02;](#) Request recommendation to rezone the property from Residential Single Family – Large Lot District (RSF-1) to Office and Institutional District (O-I).

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.