



# CITY OF COLUMBIA PLANNING COMMISSION

**March 14, 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, March 14, 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](mailto:CoCPC@columbiasc.gov) until 12:00pm (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 [February 8, 2024 Minutes](#)

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

2. [ANNEX-2024-0003: 2.65 acres S/S Jacobs Mill Pond Road, TMS# 28900-03-11](#); Request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) 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 Planned Development (PD) by Richland County.
3. [ANNEX-2024-0004: 500 Spears Creek Church Road, TMS# 25700-02-14](#); Request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1) and the assignment of zoning of Institutional-General District (INS-

GEN) for a pending annexation. The property is currently classified as Neighborhood (Medium Density), and zoned Light Industrial (M-1) by Richland County.

4. [ANNEX-2024-0005: 4543 Broad River Road, TMS# 06205-02-12](#); Request recommendation on the assignment of the land use classifications of Community Activity Corridor (AC-2) and Urban Edge Mixed Residential (UEMR), and the assignment of zoning of Employment Campus District (EC) and Residential Mixed District (RM-2) for a pending annexation. The property is currently classified as Mixed Use Corridor and Mixed Residential (High Density), and zoned Residential 6 (R6) by Richland County.
5. [ANNEX-2024-0006: 1101 Kinley Road, TMS# 05000-04-07](#); 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 District (CAC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) in a Priority Investment Area, and zoned Residential Transition (RT) by Richland County.

#### Major Site Plan Review

6. [SPLAN-2024: 500 Block of Spears Creek Church Road, TMS#28800-01-03](#): request major site plan approval for the construction of a car wash (Tommy's Car Wash). The property is zoned PD (Planned Development – Woodcreek Farms). **DEFERRED**

#### Street Name

7. [SN-2024-0001: Street Name Request – Name a street within the 4600 Block of Percival Road – Clothing World Drive, TMS#28800-06-02 thru 05](#); The properties are zoned RM-1 (Residential Mixed District) and M-1 (Light Industrial) within Richland County.
8. [SN-2024-0002: Street Name Request – Name a street within the Astoria Subdivision – Astoria Drive, TMS#28800-06-05](#); The property is zoned RM-1 (Residential Mixed District).

### III. REGULAR AGENDA

#### Major Site Plan Review

9. [SPLAN-2024-0001: 2109 thru 2121 Sumter Street, 1212 thru 1222 Scott Street, 2110 and 2120 Main Street, TMS#09016-12-04, 09016-12-05, 09016-12-06, 09016-12-16, 09016-12-17, 09016-12-18, 09016-12-19, 09016-12-20](#); request major site plan approval for the construction of an 102-unit, multifamily residential development (The Woodley Development). The properties are zoned MU-2 (Mixed-Use) and CAC (Community Activity Center/Corridor District) within the OV-NMC (North Main Corridor Design Overlay) District. [TRAFFIC IMPACT STUDY](#)

### 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](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.