



CITY OF COLUMBIA PLANNING COMMISSION

April 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 •
JACQUELINE MARSHALL • MASON HARPE • RAQUEL THOMAS • CARLOS OSORIO

The City of Columbia Planning Commission will conduct a **meeting on Thursday, April 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 12:00pm (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. 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 [March 14, 2024 Minutes](#)

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

2. [ANNEX-2024-0007: 4012 Farrow Road, TMS# 11606-05-27](#); Request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Neighborhood Activity Center/Corridor (NAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.
3. [ANNEX-2024-0008: 15.98 acres NE/S Old Percival Road, 8441 Old Percival Road \(f/k/a 8475 Old Percival Road\), and 1.5 acres S/S Old Percival Road, TMS# 19814-02-04, 22602-01-01, and 22602-01-03](#); 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 M-1 and INS by Richland County.

DEFERRED

Major Site Plan Review

4. [SPLAN-2024-0003: 500 Block of Spears Creek Church Road, TMS#28800-01-03](#): request major site plan approval for the construction a car wash (Tommy’s Car Wash). The property is zoned PD (Planned Development – Woodcreek Farms).
5. [SPLAN-2021-0018: 17.78 acres, East Side of Clif Kinder Road South of Corner Wind Lane, TMS#19100-06-09 and -08](#); Request site plan approval for the construction of a 308-unit multifamily apartment development (Burnside Farms Apartments). The property is zoned PD (Planned Development).

III. REGULAR AGENDA

Zoning Text Amendment

6. [TA-2024-0002](#); Request to amend the Unified Development Ordinance, Chapter 17, Article 3: Zoning Districts; Sec. 17-3.7 Overlay District, g) OV-ID Innovista Design Overlay District, to remove the modification of height within 300 feet of the OV-HP (Historic Preservation Overlay) District.

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 ACCOMMODATIONS

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 Interim ADA Coordinator at (803) 545-3004 or e-mail sharon.nelson@columbiasc.gov as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.