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# CITY OF COLUMBIA PLANNING COMMISSION

May 9, 2024

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

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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, May 9, 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 [April 11, 2024 Minutes](#)

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

2. [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.
3. [ANNEX-2024-0010: 517 Hampton Trace Lane, TMS# 13709-03-21](#); 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 Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R3 by Richland County.

Street Name

4. **SN-2024-0003: Street Name Request** - Name streets within 25.35 acres, Trinity Drive, 1458 and 1482 Caroline Road, TMS#16414-08-02, -03, AND -04 (Trinity Drive Townhome Development) - Spirit Drive, Sita Lane, and Genesis Drive; The properties are zoned O-I (Office and Institutional District).

Zoning Text Amendment

5. **TA-2024-0003: 1800 Senate Street, TMS# 11405-15-11**; Request recommendation on an amendment to the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

Zoning Text and Map Amendment

6. **ZMA-2024-0004: 1100 Kortright Street, TMS# 09209-18-01**; Request recommendation to rezone the property from Community Activity Center/Corridor (CAC), North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor (CAC), North Main Corridor Design Overlay District (OV-NMC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3) and amend the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

**III. REGULAR AGENDA**

Major Site Plan Review

7. **SPLAN-2024-0006: 4600 Block of Fort Jackson Boulevard, TMS#16503-05-04**: Request site plan approval for the construction of a 6-building, 280-unit multifamily apartment development (Jackson Boulevard Apartments). The property is zoned O-I (Office and Institutional 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](mailto:sharon.nelson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.