



PLANNING COMMISSION

June 13, 2024
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS •
MASSON HARPE • JACQUELINE MARSHALL • RAQUEL THOMAS • CARLOS OSORIO

The City of Columbia Planning Commission will conduct a meeting on **Thursday, June 13, 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 [May 9, 2024 Minutes](#)

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2024-0011: 0.054 acres W/S Piney Woods Road and 0.057 acres W/S Piney Woods Road a/k/a 4034 Fernandina Road, TMS# 04910-01-20 and 04910-01-21](#); Request recommendation on the assignment of the land use classification of Regional Activity Corridor (AC-3) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

3. [ANNEX-2024-0012: 3029 Farrow Road and portion of NX Kent Street, TMS# 11503-05-06 and 11504-30-43 \(portion\)](#); Request recommendation on the assignment of the land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Street Name

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

Major Site Plan Review

5. [SPLAN-2024-0007: Southwest Corner Lorick Avenue and West Avenue, TMS# 09116-02-12](#); Request site plan approval for the construction of a 6-building, 144-unit, multifamily apartment development (Lofts at Lorick Park). The property is zoned RM-1 (Residential Mixed District). [Traffic Impact Study](#)

Major Subdivision Preliminary Plat Review

6. [SPLAT-2024-0011: ±2.11 acres, Within the block bounded by Caughman Road, Hallbrook Drive, Nelsons Ferry Court, and Monmouth Court, TMS#: 19100-02-10](#); Request preliminary plat approval for the construction of an 18-lot, townhome subdivision (Colonial Commons Phase 4). The property is zoned RM-2 (Residential Mixed District).
7. [SPLAT-2024-0043: ±2.22 acres, block bounded by Deer Park Drive, Jacobs Mill Pond Road, and Woodcreek Road, TMS#28900-03-11](#); request preliminary plat approval for the construction of an 18-lot, townhome subdivision (Deer Park Townhomes). The property is currently zoned PD (Planned Development – Woodcreek Farms).
8. [SPLAT-2024-0018: ±59 acres, 400 block of Eclipse Lane and 2100 block of County Line Trail, TMS#28900-01-34, R28900-01-35, and 31700-01-04](#); request preliminary plat approval for the construction of a 220-lot single-family residential subdivision (Ellington Phase 3). The property is currently zoned PD (Planned Development – Woodcreek Farms).

III. REGULAR AGENDA

Zoning Map Amendment

9. [ZMA-2024-0005: 650 S. Edisto Avenue, TMS# 11212-07-01](#); Request recommendation to rezone the property from Employment Campus District (EC) in the Airport Safety Overlay District (OV-A) to Residential Mixed District (RM-2) in the Airport Safety Overlay District (OV-A).
10. [ZMA-2024-0006: 5 acres bounded by Senate Street, Millwood Avenue, Heidt Street, and Short Street, TMS# 11410-19-01 \(portion\), 11410-19-44, 11410-19-49, 11410-19-51, 11410-19-56, 11410-19-58, & 11410-19-59](#); Request recommendation to rezone the property from Residential Single Family – Small Lot District (RSF-3), a portion in the Old

Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), Residential Mixed District (RM-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), & Community Activity Center/Corridor (CAC), to Mixed-Use District (MU-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District.

IV. OTHER BUSINESS

Required Continuing Education

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 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.