



PLANNING COMMISSION

July 18, 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 •
MASON HARPE • JACQUELINE MARSHALL • CARLOS OSORIO

The City of Columbia Planning Commission will conduct a meeting on **Thursday, July 18, 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

1. Approve [June 13, 2024 Minutes](#)

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2024-0013: 495 Piney Grove Road, TMS# 002898-03-014](#); 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 Destination Retail and zoned ID, A, NAD by Lexington County.
3. [ANNEX-2024-0014: 52 Riverview Court and portion of 62 Riverview Court, TMS# 09106-21-10 and 09106-21-12 \(portion\)](#); Request recommendation on the assignment of the

land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Residential Single Family Small Lot (RSF-3) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R6 by Richland County.

4. [ANNEX-2024-0015: 28.50 acres E/S Broad River Road, TMS# 06112-05-33](#); Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Mixed Residential District (RM-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and Mixed Use Corridor and zoned R6 by Richland County.

Major Site Plan Review

5. [SPLAN-2023-0007: 1.40 acres, Liberty Ridge Drive, TMS#28800-01-32](#); request major site plan approval for the construction of a child care center (Big Blue Marble Academy). The property is zoned PD (Planned Development – Woodcreek Farms).

Major Subdivision Preliminary Plat Review

6. [SPLAT-2024-0019: ±9.54 ACRES, 4400 Block of Percival Road, TMS#25600-03-04](#); Request preliminary plat approval for the construction of an 82-lot, single-family attached (townhome) subdivision (Victorywoods Townhomes). The property is zoned RM-1 (Residential Mixed District).

Zoning Map Amendment

7. [ZMA-2024-0009: 1417 Pickens Street, TMS# 11402-13-06](#); Request recommendation to rezone the property from Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC) to Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC), 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.
8. [ZMA-2024-0007: 2405 Two Notch Road, TMS# 11511-11-09 & TMS# 11511-11-05](#); Request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).
9. [ZMA-2024-0008: Kings Grant Drive @ I-77, TMS# 16507-02-01 \(portion\) & TMS# 16507-02-02 \(portion\)](#); Request recommendation to rezone approximately 2.14 acres from Residential Single-Family – Large Lot District (RSF-1) to Neighborhood Activity Center/Corridor (NAC).

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

11. [ANNEX-2024-0016: 100 and 108 Bluff Road, TMS# 11204-02-39 and 11204-02-38](#); Request recommendation on the assignment of the land use classification of Urban Core

Mixed Residential Type 3 (UCMR-3) and the assignment of zoning of Residential Two-Family – Mill Village District (RD-MV), portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R6 by Richland County.

Text Amendment

12. [TA-2024-0004](#): Request to amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations, Sec. 17-4.2 (b) Principal Use Table, to permit veterinary hospital or clinic as a conditional use in the Mixed Use (MU-1) 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 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.