



## PLANNING COMMISSION

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September 12, 2024  
Regular Session, 4:00 P.M.  
City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS •  
MASON HARPE • JACQUELINE MARSHALL • CARLOS OSORIO • DARREN HOLCOMBE

The City of Columbia Planning Commission will conduct a meeting on **September 12, 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 12:00 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](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

1. Approve [July 18, 2024 Minutes](#)

#### **Future Land Use Amendment and Zoning Amendment for Pending Annexation**

2. [ANNEX-2024-0017: 1425 and 1430 Laburnum Drive, TMS# 13706-13-10](#); 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 District (RSF-3) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R4 by Richland County.

3. [ANNEX-2024-0018: 713 Percival Road, TMS# 16813-03-05](#); Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R2 by Richland County.
4. [ANNEX-2024-0019: 2318 Newell Road, TMS# 19208-02-13](#); Request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single Family Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned R3 by Richland County.

### **Major Site Plan Review**

5. [SPLAN-2024-0008: 1320 Washington Street, 1300-1334 Sumter, 1305-1313 Lady, TMS# 11401-01-08, 09, 10, 14 and 11402-16-01](#); Request for major site plan approval for new construction of 100,000 sq. ft. office building and parking structure for Palmetto Citizens Federal Credit Union.

### **Major Subdivision Preliminary Plat Review**

6. [SPLAT-2024-0025: 23.55 acres, Backspin Drive, TMS#28900-01-49](#); Request to amend a previously approved preliminary plat to add 11 single-family residential lots (Northwood Villas Phase C formerly known as Eastwood Villas Phase C). The property is zoned PD (Planned Development – Woodcreek Farms).
7. [SPLAT-2024-0062: ±36.5 acres, east of Eclipse Lane, TMS#31700-01-04](#); Request preliminary plat approval for the construction of an 186-lot, single-family residential subdivision (Ellington, Phase 4). The properties are zoned PD (Planned Development – Woodcreek Farms).
8. [SPLAT-2024-0067: ±11.4 acres, 100 Block of Bolter Lane, TMS# 28913-07-07 and 28913-02-04](#); Request preliminary plat approval for the construction of a 45-lot, single-family residential subdivision (The Mill at Woodcreek Farms Phase 3). The properties are zoned PD (Planned Development – Woodcreek Farms).

### **Text Amendment**

9. [TA-2024-0005: 207 Wateree Avenue, TMS# 11306-04-27](#); Request recommendation on an amendment to the Unified Development Ordinance, Chapter 17, Appendix B: Type 2 Landmarks to establish the property as a City of Columbia Landmark.

## **III. REGULAR AGENDA**

### **Zoning Map Amendment**

1. [ZMA-2024-0010: 513 S. Saluda, TMS# 11212-05-03](#); Request recommendation to rezone the property from Employment Campus (EC) in the Airport Safety Overlay District (OV-A) to Mixed Residential District (RM-2) in the Airport Safety Overlay District (OV-A).

## **IV. OTHER BUSINESS**

[Reaching Riverbanks Community Mobility Plan](#)

[Downtown Strategic Plan](#) update/questions

## **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](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.