



## PLANNING COMMISSION

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October 10, 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  
• LILLY COVENEY

The City of Columbia Planning Commission will conduct a meeting on **October 10, 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 [September 12, 2024 Minutes](#)

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

1. [ANNEX-2024-0009: 5325 Fairfield Road, TMS# 11703-01-19](#); 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-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R6 by Richland County.
2. [ANNEX-2024-0020: 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision \(Elwyn Lane\), TMS# 09004-02-03, 09004-02-04, and 09004-02-05](#);

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-2), 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 R2 and RT by Richland County.

3. [ANNEX-2024-0021: 6709 David Street, TMS# 14305-17-06](#); 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 R4 by Richland County.
4. [ANNEX-2024-0022: 3516 and 3528 Broad River Road, TMS# 06110-03-07](#); Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.

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

5. [SPLAT-2024-0029: 8400 Block of Parklane Road and Old Legrand Road, TMS#17104-02-03, 17104-02-04, and 17104-02-02](#); Request preliminary plat approval for the construction of a 99-lot, single-family attached (townhome) subdivision (Parklane Place). The properties are zoned RM-1 (Residential Mixed).

### **III. REGULAR AGENDA**

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

6. [SPLAT-2024-0063: 2311 and 2315 Percival Road, TMS#19711-06-14 and 15](#); Request preliminary plat approval for new construction of an 137-lot, single-family attached (townhome) subdivision (Percival Place). The properties are zoned RM-2 (Residential Mixed).

#### **Text Amendment**

#### **Zoning Map Amendment**

7. [ZMA-2024-0011: 3201 & 3215 Two Notch Road, TMS# 11614-06-21 & 11614-06-18 \(p/o\)](#); Request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to General Commercial District (GC).
8. [ZMA-2024-0012: 434 Gervais Street and 411 Senate Street, TMS# 08912-11-03 and 8912-11-02](#); Request recommendation to rezone the property from Mixed Commercial (MC), Innovista Overlay (OV-ID), Setback District S8/10 Overlay District (OV-HSV S8/10) to Mixed Commercial (MC), Innovista Overlay (OV-ID), Setback District S8/10 (OV-HSV S8/10), Height District 80/30 Overlay District (OV-HSV H80/30).

### **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](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.