



## PLANNING COMMISSION

---

November 14, 2024  
Regular Session, 4:00 P.M.  
City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

---

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 **November 14, 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 October 10, 2024 Minutes

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

1. [ANNEX-2024-0023: 549 Old Woodlands Road, TMS# 13713-02-18](#); 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 Mixed Residential (High Density) and zoned R2 by Richland County.
2. [ANNEX-2024-0024: 3.56 and 0.516 ac S/S Broad River Road, TMS# 05000-04-40 and 05000-04-45](#); Request recommendation on the assignment of the land use classification of

Community Activity Corridor (AC-2) and the assignment of zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 and GC by Richland County.

### **Major Site Plan Review**

3. [SPLAN-2021-0015: 2222 Main Street, TMS#09016-02-06](#); Request site plan approval for the construction of a 320-unit, multifamily mixed-use building. The property is zoned CAC, OV-NMC (Community Activity Center/Corridor within the North Main Corridor Design Overlay District).
4. [SPLAN-2023-0007: 1.40 acres, Liberty Ridge Drive, TMS#28800-01-32](#); request major site plan approval to amend a previously approved site plan for the construction of a child care center (Big Blue Marble Academy). The property is zoned PD (Planned Development – Woodcreek Farms).

### **Preliminary Plat Review**

5. [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 Road Townhomes). The properties are zoned RM-2 (Residential Mixed).

## **III. REGULAR AGENDA**

## **IV. PUBLIC HEARING**

### **Street Name Change**

6. [SN-2024-0004: Performance Parkway, TMS#14500-02-51, 14500-02-52, and 14509-01-01](#); request to change Innovation Way (between Pisgah Church Road and Performance Parkway) to Performance Parkway.

## **V. OTHER BUSINES**

## **VI. 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.