



## PLANNING COMMISSION

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May 8, 2025  
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  
CARLOS OSORIO • DARREN HOLCOMBE • LILLY COVENEY

The City of Columbia Planning Commission will conduct a meeting on **May 8, 2025 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 [April 10, 2025 Minutes](#).

#### **Preliminary Plat Review**

2. [SPLAT-2024-0076: 4000 Block of Broad River Road, TMS#06112-05-33](#); request preliminary plat approval for the construction of a 214-lot, attached single-family residential subdivision (Broad Vista Towns). The property is zoned RM-2 (Residential Mixed District). [Traffic Impact Study](#).

### **Zoning Text Amendment**

3. [TA-2025-0008: 900 Calhoun Street, St. Timothy's Episcopal Church, TMS# 09011-08-01](#); request recommendation to amend the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

## **III. REGULAR AGENDA**

### **Zoning Map Amendment**

1. [ZMA-2025-0004: 5003 Rhett Street, TMS# 11701-10-03](#); request recommendation to rezone the property from Neighborhood Activity Center/Corridor District in the North Main Corridor Design Overlay District (NAC, OV-NMC) to Community Activity Center/Corridor District in the North Main Corridor Design Overlay District (CAC, OV-NMC).

### **Text Amendment**

2. [TA-2025-0009](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 – Article 4: Use Regulations, Sec.17-4.3(b) Accessory Use/Structure Table, Sec. 17-4.3(d) Standards for Specific Accessory Uses and Structures, and Article 9: Definitions and Rules of Measurement, Sec. 17-9.4 Definitions, to add pick-up window as an accessory use.

### **Comprehensive Plan Amendment**

3. [NACPLAN-2025-0001: Downtown Columbia Strategic Plan](#); request recommendation on the adoption of the *Downtown Columbia Strategic Plan* as an addendum to the City of Columbia's Comprehensive Plan.

### **Zoning Map Amendment and Text Amendment**

4. [ZMA-2025-0010: Downtown Columbia Design Overlay District](#); request recommendation to rezone the areas of the City of Columbia currently defined as the City Center Design Overlay District (OV-CC) and the Innovista Design Overlay District (OV-ID) bounded generally by Elmwood Avenue to the north, Pickens Street to the east, Blossom Street and Catawba Street to the south, (including some parcels on both sides of the boundary streets) and the Congaree River to the west to a single design overlay district to be called the Downtown Columbia Overlay District (OV-DC) and adopt the Downtown Columbia Design Guidelines to apply to the geography by reference in the Unified Development Ordinance.
5. [TA-2025-0010](#): request recommendation to amend the Unified Development Ordinance, Chapter 17- Article 2: Administration, Sec. 17-2.5 Application-Specific Review Procedures and Decision Standards; Article 3: Zoning Districts, Sec. 17-3.1 General, Sec.17-3.3(k) MC- Mixed Commercial District, Sec.17-3.7 Overlay Districts; Article 4: Use Regulations, Sec. 17-4.2 Principal Uses; Article 5: Development Standards, Sec.17-5.7 Form and Design Standards; Article 7: Nonconformities, Sec.17-7.2 Nonconforming Uses; and Article 9: Definitions and Rules of Measurement, Sec.17-9.4 Definitions, as related to the implementation of the Downtown Columbia Design Overlay District (OV-DC).

## **Major Site Plan Review**

6. [SPLAN-2025-0007: 2300 thru 2318 Devine Street and 620 Heidt Street, TMS#11312-05-01, -02, -03, -04, and -21](#); request major site plan approval to construct a 55-unit apartment building (Estates Properties). The properties are zoned NAC (Neighborhood Center/Corridor) and O-I (Office and Institutional 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](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.