



PLANNING COMMISSION

July 10, 2025
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
CARLOS OSORIO • DARREN HOLCOMBE • LILLY COVENEY

The City of Columbia Planning Commission will conduct a meeting on **July 10, 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 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 12, 2025 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2025-0013: 229 Charles Towne Court, TMS# 19206-09-20](#); 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 – Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 2 (R2) by Richland County.
3. [ANNEX-2025-0014: 302 Turnwall Lane, TMS# 28911-03-02](#); request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Planned Development District (PD) for a pending annexation. The

property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.

Zoning Map Amendment

4. [ZMA-2025-0012: 1001, 1005, 1007, 1009, 1011, and 1103 Wildwood Avenue, TMS# 09215-18-11, 09215-18-10, 09215-18-09, and 09215-17-01](#); request recommendation to rezone the property from Planned Development District (PD) in a Historic Preservation Overlay District (OV-HP) to Residential Single Family – Small Lot District (RSF-3) in a Historic Preservation Overlay District (OV-HP).
5. [ZMA-2025-0013: 1013 Duke Avenue, TMS# 09214-01-04](#); request recommendation to rezone the property from Planned Development District (PD) in a Historic Preservation Overlay District (OV-HP) to Residential Mixed District (RM-1) in a Historic Preservation Overlay District (OV-HP).

Preliminary Plat Review

6. [SPLAT-2024-0089: ±106.79 acres, 4000 Block of Mountain Drive, North Side of Circleview Road, TMS#09203-01-01](#); request preliminary plat approval for the construction of a 208-lot, single family residential subdivision (Riverbend at Broad Subdivision). The property is zoned RSF-3 (Residential Single Family - Small Lot District). [Traffic Impact Study](#).

III. REGULAR AGENDA

Preliminary Plat Review

7. [SPLAT-2025-0046: ±65 acres, South of Senate Street, West of Pendleton Street, North of Blossom Street, East of the Congaree River, TMS#08910-01-01, 08910-01-02, 08911-01-08, 08911-01-13, and 08911-01-14](#); request preliminary plat approval for the construction of roads (Williams Street from Senate to Blossom Street, Devine Street Extension, Greene Street Extension, and Pendleton Street Extension). The properties are zoned MC, -OV-ID, and OV-FP (Mixed Commercial District within the Innovista and Floodplain Overlay Districts). [Traffic Impact Study](#).

Major Site Plan Review

8. [SPLAN-2025-0009: 1400 Assembly Street, 1415 thru 1423 Main Street, and 1104 Hampton Street, TMS#09013-04-05, 09013-04-10, 09013-04-19, 09013-04-21, 09013-04-22](#); Request major site plan approval for the construction of a private dormitory, multi-family residential development with a parking garage and commercial space (Core Spaces - Oliv Columbia). The properties are zoned DAC, -OV-CC (Downtown Activity Center/Corridor within the City Center Design Overlay District). [Traffic Impact Study](#).
9. [SPLAN-2025-0010: 602 Huger Street and 600 Block of Pulaski Street, TMS#08914-01-06 thru -10](#); Request major site plan approval for the construction of a 6-story, 174-unit, multi-family residential development with commercial space (The Antique Apartments). The properties are zoned MC, -OV-ID (Mixed Commercial District within the Innovista Design Overlay District). [Traffic Impact Study](#).

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.