



## PLANNING COMMISSION

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April 9, 2026

Regular Session, 4:00 P.M.

City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

HARRIS COHN • RYAN CAUSEY • STEVEN COOK • CARLOS OSORIO • MASON HARPE  
LILLY COVENEY • DARREN HOLCOMBE • KELSEY FOSTER • CLAY BRABHAM

The City of Columbia Planning Commission will conduct a meeting on **April 9, 2026 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 [March 12, 2026 Minutes](#).

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

2. [ANNEX-2026-0003: NX Shop Road Extension, TMS# 16200-01-24](#); Request recommendation on the assignment of the land use classification of Industrial (IND) and the assignment of zoning of Light Industrial (LI) portions within the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP) for pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.
3. [ANNEX-2026-0005: 308 Turnwall Lane, TMS# 28911-03-03](#); 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 pending annexation. The

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

#### **Text Amendment**

4. [TA-2026-0003](#): request recommendation to amend the Unified Development Ordinance, Chapter 17- Article 2: Administration, Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons (e.) Design Development Review Commission; (2) Membership and Terms, to amend the number of appointed members.

#### **Preliminary Plat Review**

5. [SPLAT-2025-0066: ±44.2 Acres, 2500 Block of Atlas Road, TMS13500-02-04](#); request preliminary plat approval to construct a 193-lot, detached single-family residential subdivision (**The Crossing at Congaree Pointe**). The properties are zoned RM-2 (Residential Mixed).

#### **Major Site Plan Review**

6. [SPLAN-2026-0006: 7435 Monticello Road, TMS#07600-02-39](#); request major site plan approval for the construction of dormitories (Columbia International University). The property is zoned INS-GEN (Institutional - General District).

### **III. REGULAR AGENDA**

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

7. [ANNEX-2026-0004; 352.88 acres adjacent to Blue Ridge Terrace, Monticello Road, and Allen Street: 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 \(128.91 acre portion\), 09405-02-04, 09402-03-01 \(21.57 acre portion\), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35](#); request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S), and the assignment of zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC) portions within the Floodplain Overlay District (OV-FP) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.

#### **Zoning Map Amendment**

8. [ZMA-2026-0004: Parcel at 1700 Block Rosewood Drive and Fulton Street, TMS#s 11309-18-10](#); request recommendation to rezone the property from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A).

### **Text Amendment**

9. [TA-2026-0002](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 7: Nonconformities, Sec. 17-7.2. Nonconforming Uses, to allow the re-establishment of nonconforming non-depository personal credit institutions on the same parcel, subject to conditions.

### **Preliminary Plat Review**

10. [SPLAT-2025-0080: ±4.86 Acres, 318 Pickens Street, 328 Pickens Street, 1600 Block of Phelps Street, TMS#11307-18-06 and 11307-19-01](#); request preliminary plat approval to amend a previously approved cluster housing development (**Wheeler Hill Phase II, Section Two**). The properties are zoned RM-2 (Residential Mixed).
11. [SPLAT-2026-0012: 88.58 Acres, 800 Block of Jacobs Mill Pond Road, TMS#28800-01-04 and 28800-01-09](#); request preliminary plat approval to construct a 44-lot, attached single-family residential subdivision (Jacobs Ridge Duplex Development). The properties are zoned PD (Planned Development – Woodcreek Farms).
12. [SPLAT-2026-0003: ±2.60 acres, Southridge Way, TMS#28800-01-03](#); request preliminary plat approval for the construction of a 12-lot, single-family residential attached development (Southridge Duplexes). The property is zoned PD (Planned Development – Woodcreek Farms).

### **Major Site Plan Review**

13. [SPLAN-2022-0020: 700 Gervais Street and 1100 Wayne Street, TMS# 08916-11-02 and 08916-11-04A](#); request major site plan approval for the construction of two hotels and a 183-unit apartment building (Vista Depot Hotels & Apartments). The properties are zoned Mixed Commercial District within the Downtown Columbia Design Overlay District (MC, OV-ID).

## **IV. OTHER BUSINESS**

## **V. ADJOURN**

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### **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 ACCOMMODATIONS**

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.