



PLANNING COMMISSION

September 11, 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 **September 11, 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 [August 14, 2025 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2025-0017: SW/S Holloway Road, TMS# 19201-01-04](#); 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 Small Lot (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 2 (R2) by Richland County.
3. [ANNEX-2025-0018: 930 Brantley Street, TMS# 07306-02-32](#); request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Residential Single Family Large Lot (RSF-1) for a pending

annexation. The property is currently classified as Mixed Residential (High Density) in a Priority Investment Area and zoned Residential 2 (R2) by Richland County.

Zoning Text Amendment

4. [TA-2025-0012](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 – Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts (i) RD-MV: Residential Two-Family Mill Village District to modify requirements for two-family dwellings.

Preliminary Plat Review

5. [SPLAT-2025-0021: ±30.20 acres, 8300 and 8400 block of Old Percival Road, TMS#19814-02-04 and 22602-01-01](#); request preliminary plat approval for the construction of a 122-lot, single-family residential subdivision (Cypress Bend). The properties are zoned RSF-3 (Residential Single Family – Small Lot District).

Major Site Plan Review

6. [SPLAN-2025-0012: 1214 thru 1236 Gregg Street, 1912 thru 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS#11406-14-01, 11406-14-05, 11406-14-08, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26](#); Request major site plan approval for the construction of a 3-building, 314-unit, multi-family residential development and parking garage (Gregg Street Apartments). The properties are zoned CAC-AP-AVZ and MU-1-AP-AVZ (Community Activity Center/Corridor and Mixed-Use within the Airport Vicinity Zone Overlay District). [Traffic Study](#).

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

7. [ANNEX-2025-0016: 1027 Rosewood Drive, TMS# 11203-05-03](#); request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Zoning Map Amendment

8. [ZMA-2025-0016: 1125 Rosewood Drive, TMS# 11207-04-03](#); request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).

9. [ZMA-2025-0017: Properties generally bound by Bull Street, Colonial Drive, Harden Street, and Calhoun Street](#), TMS#s 09016-16-02; 09113-15-01; 09113-16-01 through -13; 09113-17-01; 11404-09-01 through -32; 11404-10-01 through -09; 11404-11-01, -03, -04, -05; 11404-12-01; 11501-01-01 (portion), -02, -03, -04, -06, -09, -12, -13, -14, -16, -18 through -26; 11501-02-01 through -04; 11501-03-01; 11501-04-01; 11501-05-01; 11501-06-01; 11502-03-01 through -07; request recommendation on a Major Amendment to a Planned Development District (PD).

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.