



PLANNING COMMISSION

MINUTES

September 12, 2024

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 • JACQUELINE MARSHALL • CARLOS OSORIO • DARREN HOLCOMBE

In attendance: Ryan Causey, Harris Cohn, Steven Cook, Anna Davis, Mason Harpe, Jacqueline Marshall, Carlos Osorio and Darren Holcombe.

Absent:

Staff: Johnathan Chambers, Krista Hampton, Hope Hasty, Tristan Kercher, Andrew Livengood, Lucinda Statler, Madelyn Bowden, and Leigh DeForth.

I. CALL TO ORDER / ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:00 p.m.. Mr. Cohn welcomed attendees and Ms. Statler called the roll; a quorum was established. Mr. Cohn reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

1. Approve [July 18, 2024 Minutes](#)

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2024-0017: 1425 and 1430 Laburnum Drive, TMS# 13706-13-10](#); Request recommendation on the assignment of the land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Residential Single Family Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R4 by Richland County.

3. [ANNEX-2024-0018: 713 Percival Road, TMS# 16813-03-05](#); Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R2 by Richland County.
4. [ANNEX-2024-0019: 2318 Newell Road, TMS# 19208-02-13](#); 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 Neighborhood (Medium Density) and zoned R3 by Richland County.

Major Site Plan Review

5. [SPLAN-2024-0008: 1320 Washington Street, 1300-1334 Sumter, 1305-1313 Lady, TMS# 11401-01-08, 09, 10, 14 and 11402-16-01](#); Request for major site plan approval for new construction of 100,000 sq. ft. office building and parking structure for Palmetto Citizens Federal Credit Union.

Major Subdivision Preliminary Plat Review

6. [SPLAT-2024-0025: 23.55 acres, Backspin Drive, TMS#28900-01-49](#); Request to amend a previously approved preliminary plat to add 11 single-family residential lots (Northwood Villas Phase C formerly known as Eastwood Villas Phase C). The property is zoned PD (Planned Development – Woodcreek Farms).
7. [SPLAT-2024-0062: ±36.5 acres, east of Eclipse Lane, TMS#31700-01-04](#); Request preliminary plat approval for the construction of an 186-lot, single-family residential subdivision (Ellington, Phase 4). The properties are zoned PD (Planned Development – Woodcreek Farms).
8. [SPLAT-2024-0067: ±11.4 acres, 100 Block of Bolter Lane, TMS# 28913-07-07 and 28913-02-04](#); Request preliminary plat approval for the construction of a 45-lot, single-family residential subdivision (The Mill at Woodcreek Farms Phase 3). The properties are zoned PD (Planned Development – Woodcreek Farms).

Text Amendment

9. [TA-2024-0005: 207 Wateree Avenue, TMS# 11306-04-27](#); Request recommendation on an amendment to the Unified Development Ordinance, Chapter 17, Appendix B: Type 2 Landmarks to establish the property as a City of Columbia Landmark.

Mr. Holcombe recused himself of the vote for the consent agenda due to conflict of interest.

Mr. Cohn reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda. During the reading of the consent agenda, Mr. Cohn asked whether anyone present wished to speak about each item or remove an item from the Consent Agenda.

There being none, Mr. Osorio made motion to approve the consent agenda, with staff comments, and the July minutes. Mr. Cook seconded the motion. All aye; motion passed (7-0).

Zoning Map Amendment

1. [ZMA-2024-0010: 513 S. Saluda, TMS# 11212-05-03](#); Request recommendation to rezone the property from Employment Campus (EC) in the Airport Safety Overlay District (OV-A) to Mixed Residential District (RM-2) in the Airport Safety Overlay District (OV-A).

Ms. Statler introduced the case, and read the staff recommendation from the case summary. Mr. Cohn asked whether anyone present wished to speak about each item or remove an item from the Regular Agenda.

There being none, Mr. Harpe made a motion to recommend approval of the rezoning request. Mr. Causey seconded the request, and the motion to approve was carried by unanimous vote (8-0).

IV. OTHER BUSINESS

[Reaching Riverbanks Community Mobility Plan](#)

Kevin Bacon of Toole Design gave an overview of Reaching Riverbanks plan.

Discussion between the board and staff and Mr. Bacon ensued.

[Downtown Strategic Plan](#) update/questions

Ms. Statler gave overview of the Downtown Strategic Plan.

Discussion between the board and staff ensued.

Ms. Statler introduced a new staff member, Madelyn Bowden and new board member, Lilly Coveney.

V. ADJOURN

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Mr. Harpe made a motion to adjourn the meeting, seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 5:03 p.m..

Respectfully submitted,
Planning & Development Services Department