



## PLANNING COMMISSION

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November 14, 2024  
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 • JACQUELINE MARSHALL • CARLOS OSORIO • DARREN HOLCOMBE • LILLY COVENEY

**In attendance:** Ryan Causey, Harris Cohn, Steven Cook, Anna Davis, Jacqueline Marshall, Carlos Osorio, Darren Holcombe and Lilly Coveney

**Absent:** Mason Harpe

**Staff:** Johnathan Chambers, Krista Hampton, Hope Hasty, Andrew Livengood, Lucinda Statler, and Madelyn Bowden

### I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:02 p.m.. Mr. Cohn welcomed attendees and 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 [October 10, 2024 Minutes](#)

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

1. [ANNEX-2024-0023: 549 Old Woodlands Road, TMS# 13713-02-18](#); 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 Mixed Residential (High Density) and zoned R2 by Richland County.
2. [ANNEX-2024-0024: 3.56 and 0.516 ac S/S Broad River Road, TMS# 05000-04-40 and 05000-04-45](#); Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 and GC by Richland County.

### **Major Site Plan Review**

3. [SPLAN-2021-0015: 2222 Main Street, TMS#09016-02-06](#); Request site plan approval for the construction of a 320-unit, multifamily mixed-use building. The property is zoned CAC, OV-NMC (Community Activity Center/Corridor within the North Main Corridor Design Overlay District).
4. [SPLAN-2023-0007: 1.40 acres, Liberty Ridge Drive, TMS#28800-01-32](#); request major site plan approval to amend a previously approved site plan for the construction of a child care center (Big Blue Marble Academy). The property is zoned PD (Planned Development – Woodcreek Farms).

### **Preliminary Plat Review**

5. [SPLAT-2024-0063: 2311 and 2315 Percival Road, TMS#19711-06-14 and 15](#); Request preliminary plat approval for new construction of an 137-lot, single-family attached (townhome) subdivision (Percival Road Townhomes). The properties are zoned RM-2 (Residential Mixed).

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. Darren Holcombe recused himself from voting on the consent agenda.

There being no comments from the public or the Commission members, Mr. Osorio made motion to approve the consent agenda, with staff comments, and the October minutes. Mr. Causey seconded the motion. All aye; motion passed (7-0).

## **II. REGULAR AGENDA**

## **III. PUBLIC HEARING**

### **Street Name Change**

6. [SN-2024-0004: Performance Parkway, TMS#14500-02-51, 14500-02-52, and 14509-01-01](#); request to change Innovation Way (between Pisgah Church Road and Performance Parkway) to Performance Parkway.

Mr. Cohn reviewed the procedure for Regular Agenda items. Mr. Chambers introduced the case, and read the staff recommendation from the case summary.

Mr. Cook made a motion to recommend approval of the street name change. Mr. Osorio seconded the request, and the motion to approve was carried by unanimous vote (8-0).

## **III. OTHER BUSINESS**

Ms. Statler mentioned a refresher training that will be available to board members before the next PC meeting in December. Ms. Statler also said nominations for the 2025 PC Chair and Vice Chair positions will happen in December.

#### **IV. ADJOURN**

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Ms. Davis made a motion to adjourn the meeting, seconded by Mr. Osorio. The motion to adjourn passed by a unanimous vote (8-0), and the meeting was adjourned at 4:14 p.m..

Respectfully submitted,  
Planning & Development Services Department