



## PLANNING COMMISSION

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### MINUTES

January 9, 2025

Planning Commissioner Training Session 3:00 P.M.

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, Steven Cook, Anna Davis, Jacqueline Marshall, Carlos Osorio, Darren Holcombe and Lilly Coveney

**Absent:** Harris Cohn, Mason Harpe

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

### I. CALL TO ORDER/ROLL CALL

Ms. Davis, Vice-Chair, called the meeting to order at 4:03 p.m and welcomed attendees. Staff called the roll; a quorum was established. Ms. Davis reviewed the meeting format and ways to communicate during the meeting.

### II. CONSENT AGENDA

1. Approve [December 12, 2024 Minutes](#).

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

2. [ANNEX-2024-0026: 421 Piney Woods Road, TMS# 04914-02-04](#); Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Planned Development District (PD) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HM by Richland County.

### **Zoning Map Amendment**

3. [ZMA-2024-0014: 1205 Colleton Street, TMS# 11705-05-16](#); Request recommendation to rezone the property from Residential Single Family – Small Lot District (RSF-3) to Mixed Use District (MU-1).
4. [ZMA-2024-0015: Bluff Road, TMS# 13510-01-07, 13510-01-08, 13500-02-02, 13500-02-07](#); Request recommendation to rezone the properties from Community Activity Center/Corridor District (CAC) and Residential Mixed District (RM-2) to Employment Campus District (EC).

### **Preliminary Plat Review**

5. [SPLAT-2024-0015: 4200 Old Leesburg Road, TMS#22113-01-01](#); Request preliminary plat approval for new construction of a 201-lot, single-family subdivision (Canary Woods, Phase 4). The property is zoned RSF-3 (Residential Single-Family - Small Lot District).

Ms. Statler stated there was a change to the regular agenda since publication; case number 6, 1401 Shop Road, ANNEX-2024-0025 was deferred from the regular agenda.

A member of the public asked to have case number 5, 4200 Old Leesburg Road, SPLAT-2024-0015 removed from the consent agenda.

Mr. Cook made motion to approve the December minutes and consent agenda minus case number 5. Mr. Causey seconded the motion. All aye; motion passed (7-0).

## **III. REGULAR AGENDA**

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

6. [ANNEX-2024-0025: 1401 Shop Road, TMS# 11209-02-12](#); Request recommendation on the assignment of the land use classification of Industrial (IND) and the assignment of zoning of Mixed Commercial District (MC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HI by Richland County.

This case was deferred by the applicant prior to the meeting.

5. [SPLAT-2024-0015: 4200 Old Leesburg Road, TMS#22113-01-01](#); Request preliminary plat approval for new construction of a 201-lot, single-family subdivision (Canary Woods, Phase 4). The property is zoned RSF-3 (Residential Single-Family - Small Lot District).

Mr. Chambers introduced the case and provided information regarding the proposed site plans. The applicant was not present.

Mr. Davis ask if any members of the public wished to speak.

Public input – in opposition:

- Mr. Vandy Waller – community member, owns property next to the construction site. Asking for a fence to eliminate construction trash on his property. He also expressed concerns for pond overflow.

Discussion between board, member of the public and staff ensued.

Public input closed and Ms. Davis asked for a motion.

Mr. Causey made a motion to recommend approval of the site plan request with condition that a fence be installed along the entire east side of this project phase, 6 feet high and solid wood, along with any additional staff comments. Ms. Marshal seconded the motion. Motion approved. Vote (6-1) Mr. Osorio - no.

### **Zoning Map Amendment**

7. [ZMA-2024-0016: 427 Harden Street, TMS# 11311-03-07](#); Request recommendation to rezone the property from Residential Mixed District (RM-1) to Residential Single Family – Medium Lot District (RSF-2).

Mr. Livengood introduced the case and provided information regarding the proposed amendment.

Ms. Davis asked if any members of the public wished to speak.

Public Input – In favor:

- Sidney Rex, neighbor
- Carrol and Caitlin Heyward, neighbors
- Seth Rose, community member
- Kit Smith, Wales garden community member
- Myers Truluck, community member
- Anne Tuller, community member
- Elizabeth Truluck, community member
- Nikky Finney, community member
- Jill Armbruster, community member
- Susie Heyward, community member
- Francis Goldstein, community member

After the public comment – board and staff discussion ensued.

Ms. Davis asked for a motion.

Mr. Osorio made a motion to recommend approval of the zoning map amendment request. Mr. Holcombe seconded the request, and the motion to approve was carried by unanimous vote (7-0).

### **Comprehensive Plan Amendment**

8. [NACPLAN-2024-0001 Reaching Riverbanks Community Mobility Plan](#); request recommendation on the adoption of the *Reaching Riverbanks Community Mobility Plan* as an addendum to the City of Columbia’s Comprehensive Plan.

Ms. DeForth introduced the case and provided information regarding the proposed plan.

Ms. Davis asked for public comment; seeing and hearing none, she asked for a motion.

Mr. Causey made a motion to recommend adoption of the plan document. Mr. Osorio seconded the request, and the motion to approve was carried by unanimous vote (7-0).

#### **IV. OTHER BUSINESS**

- Officer elections

Mr. Cohn was elected to be the Planning Commission chair for 2025, and Ms. Davis was elected to be Vice-chair for 2025.

#### **V. ADJOURN**

There being no further business before the Commission, Ms. Davis asked for a motion to adjourn. Mr. Osorio made a motion to adjourn the meeting, seconded by Mr. Causey. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 5:29 p.m..

Respectfully submitted,  
Planning & Development Services Department