



## PLANNING COMMISSION

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### MINUTES

February 13, 2025

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:** Steven Cook, Mason Harpe, Anna Davis, Carlos Osorio, Darren Holcombe, and Harris Cohn

**Absent:** Lilly Coveney, Ryan Causey and Jacqueline Marshall

**Staff:** Andrew Livengood, Lucinda Statler, Krista Hampton, Johnathan Chambers, Madelyn Bowden, and Afroza Misty

### I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:02 p.m. and welcomed attendees. Staff 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 [January 9, 2025](#) Minutes.

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

2. 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) to be pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HI by Richland County.

**DEFERRED**

3. [ANNEX-2024-0028: 2313 Leesburg Road, TMS# 19208-02-16](#); 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 Residential 3 (R3) by Richland County.
4. [ANNEX-2025-0001: 2309 Leesburg Road, TMS# 19208-02-17](#); 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 Residential 3 (R3) by Richland County.

### **Zoning Map Amendment**

5. ZMA-2025-0001: 5420 Forest Drive, TMS# 16706-04-06; request recommendation to rezone the property from General District (GC) to General Commercial District (GC), Outdoor Advertising Sign Overlay District (OV-OAS), in order to allow an outdoor advertising (billboard) sign. **DEFERRED**

Ms. Statler stated there was a change to the consent agenda since publication; case number 2, 1401 Shop Road, ANNEX-2024-0025 and case number 5, 5420 Forest Drive, ZMA-2025-0001 had been deferred by the applicants. Ms. Statler also noted there had been a change to the regular agenda since publication; case number 8, 301 Club Ridge Road, SPLAN-2025-0001 and case number 9, 300A Club Ridge Road, SPLAN-2025-0002 had both been deferred by the applicant.

Mr. Cook made motion to approve the January minutes and consent agenda. Mr. Osorio seconded the motion. All aye; motion passed (6-0).

## **III. REGULAR AGENDA**

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

6. [ANNEX-2024-0027: 1015 Hamrick Road, TMS#s 11204-02-17 and 11204-02-23](#); request recommendation on the assignment of the land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and the assignment of zoning of Residential Two-Family – Mill Village District (RD-MV) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 6 (R6) by Richland County.

Mr. Livengood introduced the case and provided information regarding the proposed amendment. Mr. Livengood invited the applicant to come up and speak.

Mr. Patel gave an overview of the proposed annexation request.

Mr. Cohn asked if any members of the public wished to speak; seeing and hearing none, he asked for Commission discussion and a motion.

Mr. Osorio made a motion to recommend approval of the request to annex 1015 Hamrick Road on the assignment of the land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and the assignment of zoning of Residential Two-Family – Mill Village District (RD-MV). Mr. Cook seconded the motion. Motion approved. Vote (6-0).

### **Zoning Text Amendment**

7. [TA-2025-0001](#): request recommendation on an amendment to the Unified Development Ordinance, Chapter 17, Article 3: Zoning Districts, Sec. 17-3.7 Overlay Districts; (g) OV-ID: Innovista Design Overlay District, to remove the modification of height to within 300' of the western boundary of the West Gervais Protection Area.

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

Mr. Cohn asked if any members of the public wished to speak. Seeing and hearing none, Mr. Cohn asked for a motion.

Mr. Cook made a motion to recommend approval of the text amendment. Mr. Osorio seconded the motion. Motion approved. Vote (6-0).

### **Major Site Plan Review**

8. [SPLAN-2025-0001: 301 Club Ridge Road, TMS#28900-01-20](#); Request major site plan approval to construct eight Picnic Pavilion, associated parking at the Woodcreek Club. The property is zoned PD (Planned Development – Woodcreek Farms). **DEFERRED**
9. [SPLAN-2025-0002: 300A Club Ridge Road, TMS#28900-01-20](#); Request major site plan approval to expand a maintenance building and construction of a new maintenance shed at the Woodcreek Club. The property is zoned PD (Planned Development – Woodcreek Farms). **DEFERRED**

## **IV. OTHER BUSINESS**

## **V. ADJOURN**

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Mr. Osorio made a motion to adjourn the meeting, seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 4:18 p.m..

Respectfully submitted,  
Planning & Development Services Department