



PLANNING COMMISSION

March 13, 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
JACQUELINE MARSHALL • CARLOS OSORIO • DARREN HOLCOMBE • LILLY COVENEY

The City of Columbia Planning Commission will conduct a meeting on **March 13, 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 [February 13, 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) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HI by Richland County.
3. [ANNEX-2025-0002: 702 Dixie Avenue \(portion\), TMS# 09309-06-02 \(portion\)](#); 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 Mixed District (RM-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 4 (R4) by Richland County.

WITHDRAWN

4. [ANNEX-2025-0003: 201 Stoneridge Drive, 0.23 acre N/S Stoneridge Drive, 0.25 acre E/S Timothy Drive, 0.24 acre Jacob Road, 0.24 acre E/S Timothy Drive, and 365 Jacob Road, TMS# 07212-02-05, 07212-02-07, 07212-02-01, 07212-02-02, 07309-04-01, and 07309-04-02](#); request recommendation on the assignment of the land use classifications of Community Activity Corridor (AC-2) and Urban Edge Mixed Residential (UEMR), and the assignment of zoning of Employment Campus District (EC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and Mixed Use Corridor, and zoned Institutional (INS) and Residential 3 (R3) by Richland County.

Zoning Map Amendment

5. [ZMA-2025-0002: 3150 Lucius Road TMS# 09105-01-22](#); request recommendation to rezone the property from Residential Single Family – Small Lot District (RSF-3) to Residential Mixed District (RM-2).

Zoning Text and Map Amendment

6. [ZMA-2025-0003: 1500A Main Street \(the Seth Thomas Clock\), public right-of-way adjacent to TMS# 09014-09-16](#); request recommendation to rezone the property from City Center Design Overlay District (OV-CC) to City Center Design Overlay District (OV-CC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 1) and amend the Unified Development Ordinance, Chapter 17, Appendix A: Type 1 Landmarks to establish the property as a City of Columbia Landmark.

III. REGULAR AGENDA

Zoning Map Amendment

7. [ZMA-2025-0005: 1222 and 1230 House Street, 2502 and 2506 Youman Street, and 1225 McDuffie Avenue, TMS# 11411-10-13, 11411-10-14, 11411-10-01, 11411-10-02, and 11411-10-03](#); request recommendation to rezone the property from Residential Single Family – Small Lot District (RSF-3) to Residential Mixed District (RM-2).
8. ZMA-2025-0004: 5003 Rhett Street, TMS# 11701-10-03; request recommendation to rezone the property from Neighborhood **DEFERRED** Corridor District in the North Main Corridor Design Overlay District (NAC, OV-NMC) to Community Activity Center/Corridor District in the North Main Corridor Design Overlay District (CAC, OV-NMC).

Zoning Text and Map Amendment

9. [ZMA-2025-0006: 427 Harden Street, TMS# 11311-03-07](#); request recommendation to rezone the property from Residential Mixed **DEFERRED**, pending re-zoning to RSF-2) to Residential Mixed District (RM-1), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 2) and amend the Unified Development Ordinance, Chapter 17, Appendix B: Type 2 Landmarks to establish the property as a City of Columbia Landmark.

Zoning Text Amendment

10. TA-2025-0002: request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.2. Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses (b) Residential Uses (b) Group Living Uses, 2. Private Dormitory; Article 9: Definitions and Rules of Measurement Sec. 17-9.3. Use Classification and Interpretation (a) Principal Use Classification System to prohibit private dormitories in the DAC (Downtown Activity Center) and MC (Mixed Commercial) districts and clarify related definitions.

Major Site Plan Review

11. [SPLAN-2025-0001: 301 Club Ridge Road, TMS#28900-01-20](#); Request major site plan approval to construct eight Pickleball courts, pavilion, associated parking at the Woodcreek Club. The property is zoned PD (Planned Development – Woodcreek Farms).
12. [SPLAN-2025-0002: 300A Club Ridge Road, TMS#28900-01-20](#); Request major site plan approval to expand a maintenance shed at construction of a new maintenance shed at the Woodcreek Club. The property is zoned PD (Planned Development – Woodcreek Farms).
13. [SPLAN-2025-0003: 1735 Devonshire Drive, 2306, 2611, 2619, and 2623 Orangeburg Street, TMS#11416-04-01, 11513-07-09, 11513-07-12, 11513-07-13, 11513-07-14, and 11513-07-15](#); Request major site plan approval to construct a 33-unit, multi-family residential development (Devonshire Multi-Family). The properties are zoned MU-1 (Mixed-Use).
14. [SPLAN-2025-0004: 2022, 2034, and 2042 Marion Street, 1408, 1410, 1416, 1418, and 1420 Elmwood Avenue, 2019, 2021, and 2031 Bull Street, TMS#09016-07-01, 09016-07-02, 09016-07-03, 09016-07-04, 09016-07-05, 09016-07-06, 09016-07-17, and 09016-07-18](#); Request major site plan approval for the construction of a 288-unit, multi-family and commercial mixed-use building (Bull and Elmwood Mixed-Use). The properties are zoned RAC, OV-CC (Regional Activity Center/Corridor within the City Center Design Overlay District). [Traffic Impact Study](#)

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.