



## PLANNING COMMISSION

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March 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:** Harris Cohn, Anna Davis, Carlos Osorio, Darren Holcombe and Lilly Coveney, Ryan Causey, Steven Cook, Mason Harpe

**Absent:** Jacqueline Marshall

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

### I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:03 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.

Ms. Statler stated the changes to the consent agenda since publication. Case number 2, ANNEX-2024-0025: 1401 Shop Road and case 10, TA-2025-0002 had been withdrawn. Case 8, ZMA-2025-0004: 5003 Rhett Street, case 9, ZMA-2025-0006: 427 Harden Street and case 13, SPLAN-2025-0003: 1735 Devonshire Drive, 2306, 2611, 2619, and 2623 Orangeburg Street had been deferred.

### 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.

WITHDRAWN

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.
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.

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 members of the Commission or anyone present wished to speak about each item or remove an item from the Consent Agenda; none present wished to do so.

Mr. Osorio made motion to approve the consent agenda, with staff comments, and the February minutes. Mr. Harpe seconded the motion. All aye; motion passed (8-0).

### **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).

Mr. Livengood introduced the case, and read the staff recommendation from the case summary. Mr. Livengood invited the applicant to come up and speak.

Anthony A. Dicks, pastor of Friendship Church, gave an overview of the proposed project and spoke about the support from the community.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none, Mr. Cohn asked for a motion.

Mr. Osorio made a motion to recommend approval of the rezoning request of all five parcels. Ms. Davis seconded the motion. All aye; motion passed (8-0).

8. [ZMA-2025-0004: 5003 Rhett Street, TMS# 11701-10-03](#); request recommendation to rezone the property from Neighborhood District to 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). **DEFERRED**

#### **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 District (RM-1, pending re-zoning to RSF-2) to Residential Mixed District (RM-1), Designation 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. **DEFERRED**

#### **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) 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. **WITHDRAWN**

#### **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).

Mr. Chambers introduced the case and provided information regarding the proposed site plans. Conversation between Commission members and staff ensued. Mr. Chambers indicated that comments received from adjacent property owners had been received and forwarded to Commission members prior to the meeting.

Harold Pickrel, applicant, gave an overview of the proposed site plans.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none, Mr. Cohn asked for a motion.

Mr. Causey made a motion to recommend approval of the request to construct eight Pickleball courts, pavilion, associated parking at the Woodcreek Club, along with staff comments and the conditions outlined case summary. Mr. Harpe seconded the request. All aye; motion passed (8-0).

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).

Mr. Chambers introduced the case and provided information regarding the proposed site plans. Conversation between Commission members and staff ensued.

Harold Pickrel, applicant, gave an overview of the proposed site plans.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none, Mr. Cohn asked for a motion.

Mr. Cook made a motion to recommend approval of the request to expand a maintenance shed and construction of a new maintenance shed at the Woodcreek Club, along with any staff comments and the conditions outlined case summary. Mr. Harpe seconded the request. All aye; motion passed (8-0).

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).

DEFERRED

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](#)

Mr. Chambers introduced the case, and read the staff recommendation from the case summary. Conversation between Commission members and staff ensued.

John Wofford, Astral Development, gave an overview of the project plans.

Ryan Trimble, Axiom Architecture, and project manager gave overview of project plans.

Discussion between staff, Commission members, and the applicant ensued.

Members of the public were invited to speak.

Matt Keller, community member - Support  
Jim Daniel, community member - Opposition

Public input closed, Mr. Cohn asked for a motion.

Mr. Osorio made a motion to recommend approval of the site plan for the construction of a 288-unit, multi-family and commercial mixed-use building, along with any staff comments. Mr. Harpe seconded the request, All aye; motion passed (8-0).

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

Ms. Statler mentioned the Downtown Columbia Strategic Plan and Design Guidelines will be reviewed during a work session for Planning Commission in April, prior to their placement on the regular agenda, which is anticipated in May.

#### **V. ADJOURN**

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Mr. Cook 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 5:04 p.m..

Respectfully submitted,  
Planning & Development Services Department