



PLANNING COMMISSION

April 10, 2025
Planning Commissioner Training Session 3:00 P.M.
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
CARLOS OSORIO • DARREN HOLCOMBE • LILLY COVENEY

The City of Columbia Planning Commission will conduct a meeting on **April 10, 2025 at 4:00pm, in City Council Chambers** following a 3:00 pm work session for Planning Commission members. 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 [March 13, 2025 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2025-0005: 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 Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Homestead (HM) by Richland County.
3. [ANNEX-2025-0006: 0.05 acre E/S Bluff Road, TMS# 13605-01-03](#); request recommendation on the assignment of the land use classification of Industrial (IND) and the assignment of zoning

of Heavy Industrial District (HI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Heavy Industrial (HI) by Richland County.

4. [ANNEX-2025-0007: 2.16 acre portion of 2010 Bluff Road, TMS# 13602-03-01 \(portion\)](#); request recommendation on the assignment of the land use classification of Industrial (IND) and the assignment of zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Heavy Industrial (HI) by Richland County.
5. [ANNEX-2025-0008: 100, 140, and 150 Fontaine Center Drive, TMS# 14201-05-02, -08, and -07](#); request recommendation on the assignment of the land use classifications of Urban Edge Mixed Residential (UEMR) and Employment Campus (EC), 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 zoned General Commercial (GC) and Light Industrial (M-1) by Richland County.

Zoning Map Amendment

6. [ZMA-2025-0007: 111, 161 \(portion\), 171, and 181 Pontiac Business Center Drive and 594 Spears Creek Church Road, TMS# 25714-01-05, 25714-01-09, 25714-01-10 \(portion\), and 25714-01-11 \(portion\)](#); request recommendation to rezone the property from Light Industrial District (LI) to Employment Campus District (EC).

Street Name

7. [SN-2025-0001: Street Name Request – Name streets within the 2300 Block of Percival Road, TMS#19711-06-14, -15, and -18](#) (Percival Road Townhomes) - Knight Grail Drive, Kundry Love Lane, Peredur Way, Carbonek Castle Lane, Noble Grail Road, and Morgana Mist Way; the properties are zoned Residential Mixed District (RM-2).

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

8. [ANNEX-2025-0004: 84, 92, and 94 Bluff Road, TMS# 11204-02-40](#); 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), portions within the Floodplain Overlay District (OV-FP), for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 6 (R6) by Richland County.

Zoning Map Amendment

9. [ZMA-2025-0001: 5420 Forest Drive, TMS# 16706-04-06](#); request recommendation to rezone the property from General Commercial District (GC) to General Commercial District (GC), Outdoor Advertising Sign Overlay District (OV-OAS), to allow an outdoor advertising (billboard) sign.
10. [ZMA-2025-0008: 3310, 3332 Unit A, 3332 Unit B, and 1.29 acres S/E Leesburg Road, TMS# 22004-01-12, 22004-01-14, 22004-01-35, and 22004-01-20](#); request recommendation to rezone the property from Residential Single Family Large Lot District (RSF-1) and Residential Single Family Small Lot District (RSF-3) to Neighborhood Activity Center/Corridor District (NAC).

11. [ZMA-2025-0009: 1319 Caroline Road, TMS# 16414-09-07](#); request recommendation to rezone the property from Residential Single Family Large Lot District (RSF-1) to Office and Institutional District (O-I).

Zoning Text Amendment

12. [TA-2025-0005](#): 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 (1) 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 limit permitted bedrooms in dwelling or living units located in private dormitories to four and clarify related definitions.
13. [TA-2025-0006](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 – Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts (i) RD-MV: Residential Two-Family Mill Village District to amend setback requirements and permit two-family dwellings on lots of record meeting specified criteria.

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.

