



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

In attendance: Harris Cohn, Anna Davis, Carlos Osorio, Darren Holcombe and Lilly Coveney and Mason Harpe

Absent: Ryan Causey, Steven Cook

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 4:04 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.

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).

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. Harpe made motion to approve the consent agenda, with staff comments, and the March minutes. Mr. Osorio seconded the motion. All aye; motion passed (6-0).

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.

*Mr. Holcombe recused himself from the voting body.

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

Jason Holiday, Sandlapper Development, came up and spoke about the project.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Steven Hait, came up and asked clarifying questions.

Public input closed and board discussion continued.

Mr. Cohn asked for a motion.

Mr. Osorio made a motion to recommend approval of the request to assign the future land use classification of urban core mix residential type three and the request to assign the zoning classification of residential two family Mill Village District portions within the floodplain overlay district for the properties at 84, 92 and 94 Bluff Road at the time of annexation as it would result in development that can be served by available adequate and suitable public facilities.

Mr. Harpe seconded the motion. All aye; motion passed (5-0).

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.

*Mr. Holcombe returned and is now a part of the voting body.

Mr. Livengood introduced the case, and read the staff recommendation from the case summary.

Mr. Livengood invited the applicant to come up and speak.

Mason Sullivan, gave overview of request.

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 request to amend the zoning map for the property at 5420 Forest Drive to general commercial district outdoor advertising sign overlay district as it meets a decision standards outlined in Section 17-2.5(c) of the Unified Development Ordinance.

Mr. Harpe seconded the motion. All aye; motion passed (6-0).

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).

Mr. Livengood introduced the case, and read the staff recommendation from the case summary. Staff is the applicant.

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 request to amend zoning map for the property at 3310, 3332 unit A, 3332 unit B and 1.29 acres Southeast Leesburg Road to Neighborhood Activity Center Corridor District as it meets the decision standards outlined in Section 17-2.5(c) of the Unified Development Ordinance.

Mr. Harpe seconded the motion. All aye; motion passed (6-0).

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).

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

Raheem Majeed, applicant, came up and gave an overview of request.

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 request to amend the zoning map for the property at 1319 Caroline Road to office and institutional district as it would allow a range of uses that are compatible with the uses allowed on other properties in the immediate vicinity.

Ms. Coveney seconded the motion. All aye; motion passed (6-0).

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.

Mr. Livengood introduced the case, and read the staff recommendation from the case summary. Mr. Livengood noted the City Council sponsored this text amendment.

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.

Ms. Davis made a motion to recommend approval for the Text Amendment 2025-0005.

Ms. Coveney seconded the motion. All aye; motion passed (6-0).

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.

Mr. Livengood introduced the case, and read the staff recommendation from the case summary.

Mr. Livengood noted that staff was the applicant for this case.

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 Text Amendment 2025-0006 as it meets the decision standards outlined in Section 17-2.5(b) of the Unified Development Ordinance.

Ms. Davis seconded the motion. All aye; motion passed (6-0).

IV. OTHER BUSINESS

V. ADJOURN

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn.

Mr. Davis made a motion to adjourn the meeting, seconded by Ms. Coveney. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 5:09 p.m..

Respectfully submitted,
Planning & Development Services Department