



## PLANNING COMMISSION

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May 8, 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  
CARLOS OSORIO • DARREN HOLCOMBE • LILLY COVENEY

**In attendance:** Harris Cohn, Carlos Osorio, Darren Holcombe, Lilly Coveney, Mason Harpe and Ryan Causey

**Absent:** Steven Cook, Anna Davis

**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 4:01 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 [April 10, 2025 Minutes](#).

#### **Preliminary Plat Review**

2. [SPLAT-2024-0076: 4000 Block of Broad River Road, TMS#06112-05-33](#); request preliminary plat approval for the construction of a 214-lot, attached single-family residential subdivision (Broad Vista Towns). The property is zoned RM-2 (Residential Mixed District). [Traffic Impact Study](#).

#### **Zoning Text Amendment**

3. [TA-2025-0008: 900 Calhoun Street, St. Timothy's Episcopal Church, TMS# 09011-08-01](#); request recommendation to amend the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 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.

Javar Juarez – President of Broad River District spoke about the SPLAT-2024-0076 case.

Dr. Cornell Clark – Asked clarifying questions about the height of new development.

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

### **III. REGULAR AGENDA**

#### **Zoning Map Amendment**

1. [ZMA-2025-0004: 5003 Rhett Street, TMS# 11701-10-03](#); request recommendation to rezone the property from Neighborhood Activity Center/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).

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

Ronita Caesar, applicant - came up and spoke about the request.

Discussion between staff, Commission members, and applicant ensued.

Ms. Caesar said she had papers of signatures from community members in support of the request and would be happy to get it from her vehicle to show the Commission.

**Motion made by Mr. Holcombe to defer this case until applicant can show the signatures from the community to the commissions. Seconded by Mr. Causey. All aye; motion passed (6-0).**

\*\*\*Delayed to until applicant retrieves papers of signatures\*\*\*

Applicant provided the signatures from the community in support of the request to the commissioners. Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none public input closed.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Ms. Coveney made a motion to recommend approval request recommendation to rezone the property from Neighborhood Activity Center/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) as it meets the decision standard outlined in Section 17-2.5(c) in the unified development ordinance because it would allow the subject property to be put to a reasonably viable economic use.

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

### **Text Amendment**

2. [TA-2025-0009](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 – Article 4: Use Regulations, Sec.17-4.3(b) Accessory Use/Structure Table, Sec. 17-4.3(d) Standards for Specific Accessory Uses and Structures, and Article 9: Definitions and Rules of Measurement, Sec. 17-9.4 Definitions, to add pick-up window as an accessory use.

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

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

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none public input closed.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Harpe made a motion to recommend approval of the request to amend the zoning map for the text amendment 2025-0009 as it meets the decisions and standards outline in Section 17-2.5(b) in the unified development ordinance.

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

\*\*\*Returning to case ZMA-2025-0004: 5003 Rhett Street, TMS# 11701-10-03, as applicant now has papers of signatures from the community\*\*\*

### **Comprehensive Plan Amendment**

3. [NACPLAN-2025-0001: Downtown Columbia Strategic Plan](#); request recommendation on the adoption of the *Downtown Columbia Strategic Plan* as an addendum to the City of Columbia's Comprehensive Plan.

Ms. Statler introduced the case, and read the overview of the plan.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none public input closed.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Causey made a motion to recommend approval of the NAC Plan-2025-0001 Downtown Columbia Strategic Plan for the adoption of the Downtown Columbia Strategic Plan as an addendum to the city of Columbia's comprehensive plan.

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

### **Zoning Map Amendment and Text Amendment**

4. [ZMA-2025-0010: Downtown Columbia Design Overlay District](#); request recommendation to rezone the areas of the City of Columbia currently defined as the City Center Design Overlay District (OV-CC) and the Innovista Design Overlay District (OV-ID) bounded generally by Elmwood Avenue to the north, Pickens Street to the east, Blossom Street and Catawba Street to the south, (including some parcels on both sides of the boundary streets) and the Congaree River to the west to a single design overlay district to be called the Downtown Columbia Overlay District (OV-DC) and adopt the Downtown Columbia Design Guidelines to apply to the geography by reference in the Unified Development Ordinance.

Ms. Statler introduced the case, and read the overview of the plan.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none public input closed.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Osorio made a motion to recommend approval of the request to amend the zoning map to downtown Columbia overlay district and adopt the downtown strategic guidelines as it meets the decision standards outlined in section 17-2.5 in the unified development ordinance.

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

5. [TA-2025-0010](#): request recommendation to amend the Unified Development Ordinance, Chapter 17- Article 2: Administration, Sec. 17-2.5 Application-Specific Review Procedures and Decision Standards; Article 3: Zoning Districts, Sec. 17-3.1 General, Sec.17-3.3(k) MC- Mixed Commercial District, Sec.17-3.7 Overlay Districts; Article 4: Use Regulations, Sec. 17-4.2 Principal Uses; Article 5: Development Standards, Sec.17-5.7 Form and Design Standards; Article 7: Nonconformities, Sec.17-7.2 Nonconforming Uses; and Article 9: Definitions and Rules of Measurement, Sec.17-9.4 Definitions, as related to the implementation of the Downtown Columbia Design Overlay District (OV-DC).

Ms. Statler introduced the case, and read the overview of the plan.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none public input closed.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Osorio made a motion to recommend approval of the text amendment request TA 2025-0010 to amend the unified development ordinance as it relates to the implementation of the Downtown Columbia Design Overlay District.

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

### **Major Site Plan Review**

6. [6. SPLAN-2025-0007: 2300 thru 2318 Devine Street and 620 Heidt Street, TMS#11312-05-01, -02, -03, -04, and -21](#); request major site plan approval to construct a 55-unit apartment building (Estates Properties). The properties are zoned NAC (Neighborhood Center/Corridor) and O-I (Office and Institutional District).

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

Teresa Hodge, applicant from Estates Properties, came up and gave a summary about the project.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Judy Anderson - concerns

David Lohnes – concerns

Mike Smith – asked about electric vehicle provisions

Discussion between the Commission, applicant and members from the public ensued.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Causey made a motion to approve major site plan 2025-0007 conditional upon all staff comments being addressed and that it meets site plan decision standards.

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

## **IV. OTHER BUSINESS**

Ms. Statler mentioned the continuing education session happening on May 9<sup>th</sup> at 1pm for commissioners.

## **V. ADJOURN**

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Mr. Harpe made a motion to adjourn the meeting, seconded by Mr. Osorio. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 5:33 p.m..

Respectfully submitted,  
Planning & Development Services Department