



## PLANNING COMMISSION

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November 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 • MASON HARPE • CARLOS OSORIO  
DARREN HOLCOMBE • LILLY COVENEY • CLAY BRABHAM • KELSEY FOSTER

The City of Columbia Planning Commission will conduct a meeting on **November 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](mailto: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](mailto: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 [October 9, 2025 Minutes](#).

#### **Interim Future Land Use Amendment and Interim Zoning Amendment for Pending Annexation**

2. [ANNEX-2025-0022: 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02](#); request recommendation on the assignment of the interim land use classifications of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2), and the assignment of interim zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1) for a pending annexation. The properties are currently classified as Mixed Use Corridor and Mixed Residential (High Density) in a Priority Investment Area and

Community Activity Center with a portion in a Neighborhood Activity Center, and zoned General Commercial (GC) and Residential 2 (R2) by Richland County.

### **Future Land Use Amendment and Zoning Amendment for Pending Annexation**

3. [ANNEX-2025-0020: 2430 Chappelle Street and unincorporated portion of 2428 Chappelle Street, TMS# 11605-15-04 and 11605-15-03 \(portion\)](#); 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 Single Family Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 5 (R5) by Richland County.
4. [ANNEX-2025-0021: 101 \(portion\), 119, and 125 Lake Murray Boulevard, TMS# 04908-01-01 \(portion\), 05009-01-01, and -02](#); 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-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 3 (R3) by Richland County.

### **III. REGULAR AGENDA**

#### **Zoning Map Amendment**

5. [ZMA-2025-0018: Parcel at 1700 block Rosewood Drive and Fulton Street, TMS# 11309-18-10](#); request recommendation to rezone the property from Neighborhood Activity Center/Corridor District in an Airport Safety Overlay District (NAC, OV-A) to Neighborhood Activity Center/Corridor District (NAC).

#### **Zoning Text Amendment**

6. [TA-2025-0014](#): 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; and Article 9: Definitions and Rules of Measurement Sec. 17-9.3. Use Classification and Interpretation (a) Principal Use Classification System and Sec. 17-9.4 Definitions to add short-term rentals (STR) as a principal use and establish and clarify related definitions and standards.  
[Illustrative Maps](#)

#### **Major Site Plan Review**

7. [SPLAN-2025-0018: 875 Catawba Street and adjacent northern lot, TMS#08913-05-03 and 08913-05-05](#); Request major site plan approval for the construction of a 7-story, 237-unit, multi-family residential development and parking garage (Multifamily Apartments at 875 Catawba Street). The properties are zoned EC, OV-A (Employment Campus District within the Airport Safety Overlay District – Outer Approach Zone District). [Traffic Study](#).

#### **Preliminary Plat Review**

8. [SPLAT-2025-0053: 7300 block of Patterson Road, TMS#16316-02-01 and 16316-02-05](#); request preliminary plat approval for the construction of a 244-lot, single-family residential subdivision (Cassetta Pines Subdivision). The properties are zoned RSF-3, -FP

(Residential Single Family - Small Lot District within the Floodplain Overlay District).  
[Traffic Impact Study](#).

**IV. OTHER BUSINESS**

None

**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](mailto:Sharon.Nelson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.