



## PLANNING COMMISSION

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January 9, 2025  
Planning Commissioner Training Session 3:00 P.M.  
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

The City of Columbia Planning Commission will conduct a meeting on **January 9, 2025 at 4:00pm**, in **City Council Chambers**, following a Planning Commissioner training session at 3:00. 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 [December 12, 2024 Minutes](#).

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

2. [ANNEX-2024-0026: 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 Planned Development District (PD) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HM by Richland County.

**Zoning Map Amendment**

3. [ZMA-2024-0014: 1205 Colleton Street, TMS# 11705-05-16](#); Request recommendation to rezone the property from Residential Single Family – Small Lot District (RSF-3) to Mixed Use District (MU-1).
4. [ZMA-2024-0015: Bluff Road, TMS# 13510-01-07, 13510-01-08, 13500-02-02, 13500-02-07](#); Request recommendation to rezone the properties from Community Activity Center/Corridor District (CAC) and Residential Mixed District (RM-2) to Employment Campus District (EC).

**Preliminary Plat Review**

5. [SPLAT-2024-0015: 4200 Old Leesburg Road, TMS#22113-01-01](#); Request preliminary plat approval for new construction of a 201-lot, single-family subdivision (Canary Woods, Phase 4). The property is zoned RSF-3 (Residential Single-Family - Small Lot District).

**III. REGULAR AGENDA**

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

6. [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.

**Zoning Map Amendment**

7. [ZMA-2024-0016: 427 Harden Street, TMS# 11311-03-07](#); Request recommendation to rezone the property from Residential Mixed District (RM-1) to Residential Single Family – Medium Lot District (RSF-2).

**Comprehensive Plan Amendment**

8. [NACPLAN-2024-0001 Reaching Riverbanks Community Mobility Plan](#); request recommendation on the adoption of the *Reaching Riverbanks Community Mobility Plan* as an addendum to the City of Columbia’s Comprehensive Plan.

**9. OTHER BUSINESS**

**10. 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.