



PLANNING COMMISSION

October 9, 2025
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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 **October 9, 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 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. AGENDA

1. Approve September 11, 2025 Minutes.

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

2. ANNEX-2025-0019: 5603, 5607, and 5615 Old Forest Drive, TMS# 16711-05-13 and 16711-05-14; request recommendation on the assignment of the land use classification of Urban Edge Regional Activity Center (UEAC-2) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Zoning Text Amendment

3. **TA-2025-0013:** request recommendation to amend the Unified Development Ordinance, Chapter 17 – Article 9: Definitions and Rules of Measurement Sec. 17-9.3(a)(3)a. Household Living Uses, to clarify definitions of Townhome, Multifamily, and Two-family Dwellings.
4. **TA-2025-0014:** request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.1 Principal Uses (b) Principal Use Table; and Article 9: Definitions and Rules of Measurement Sec. 17-9.3. Use Classification and Interpretation (a) Principal Use Classification System to add short-term rentals (STR) as a principal use and establish and clarify related definitions.
5. **TA-2025-0015:** request recommendation to amend the Unified Development Ordinance, Chapter 17- Article 2: Administration, Sec. 17-2.3 Advisory and Decision-Making Bodies and Persons (e.) Design Development Review Commission; Section 17-2.5 Application-Specific Review Procedures and Decision Standards, Article 3: Zoning Districts, Sec.17-3.7 Overlay Districts; Article 5: Development Standards, Sec.17-5.10 Signs; Article 9: Definitions and Rules of Measurement, Sec. 17-9.4 Definitions as related to the reconfiguration of the Design Development Review Commission (DDRC).

Major Site Plan Review

6. **SPLAN-2025-0013:** 1038 and 1102 Oakland Avenue, 1111, 1115, 1117, 1121, and 1125 Dorrah Street, 5704, 5707, 5708, 5711, 5712, and 5716 Randall Avenue, TMS#11706-07-16 and 11706-07-17, 11710-01-17, 11710-01-18, 11710-01-19, 11710-01-20, 11710-01-21, 11710-01-22, 11710-01-24, 11710-01-25, 11710-01-26, 11710-01-27, 11710-01-28, 11710-01-29, and 11710-01-30; request major site plan approval for the construction of an 11-building, 76-unit, multi-family development (Summit at Belmont). The properties are zoned RM-2 (Residential Mixed).
7. **SPLAN-2025-0015:** 301 Club Ridge Road, TMS#28900-01-19 and 28900-01-20; request major site plan approval for the construction of a building addition, amphitheater, and cabana (Woodcreek Club). The properties are zoned PD (Planned Development – Woodcreek Farms).

Preliminary Plat Approval

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).

III. OTHER BUSINESS

IV. 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.

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