



PLANNING COMMISSION

December 11, 2025
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

CLAY BRABHAM • RYAN CAUSEY • HARRIS COHN • STEVEN COOK • LILLY COVENEY •
KELSEY FOSTER • MASON HARPE • DARREN HOLCOMBE • CARLOS OSORIO

The City of Columbia Planning Commission will conduct a meeting on **December 11, 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. CONSENT AGENDA

1. Approve [November 13, 2025 Minutes](#)

Zoning Map and Text Amendment

2. [ZMA-2025-0020: 4120 North Main Street, TMS# 09214-14-08](#); request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 2) and amend the Unified Development Ordinance, Chapter 17, Appendix B: Type 2 Landmarks to establish the property as a City of Columbia Landmark.

III. REGULAR AGENDA

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

3. [ANNEX-2025-0023: 4316 and 4340 Old Leesburg Road, TMS# 22113-01-02](#); request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Residential Single Family Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 4 (R4) by Richland County.

Zoning Map Amendment

4. [ZMA-2025-0019: 3329 River Drive, TMS# 09107-11-08](#); request recommendation to rezone the property from Residential Mixed District (RM-2) in a Historic Preservation Overlay District (OV-HP - Earlewood Protection Area A) to Mixed Use District (MU-1) in a Historic Preservation Overlay District (OV-HP - Earlewood Protection Area A).

Major Site Plan Review

5. [SPLAN-2025-0020: 931 Senate Street, TMS#08916-02-09](#); request major site plan approval for the construction of a 7-story, 221-unit, mixed use building (Local Columbia). The property is zoned RAC, OV-CC, OV-A (Regional Area Center/Corridor within the City Center Design Overlay District and Airport Safety Overlay District – Airport Vicinity Zone). [Traffic Study](#).

IV. OTHER BUSINESS

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 as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.