



## PLANNING COMMISSION

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August 14, 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, Lilly Coveney, Steven Cook, Ryan Causey, Darren Holcombe and Carlos Osorio

**Absent:** Anna Davis and Mason Harpe

**Staff:** Johnathan Chambers, Andrew Livengood, Lucinda Statler, and Madelyn Bowden.

### I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:00 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 [July 10, 2025 Minutes](#).

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

2. [ANNEX-2025-0015: 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street, TMS# 14102-06-23](#); request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.
3. [ANNEX-2025-0016: 1027 Rosewood Drive, TMS# 11203-05-03](#); request recommendation on the assignment of the land use classification of Urban Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

#### **Zoning Map Amendment**

4. [ZMA-2025-0016: 1125 Rosewood Drive, TMS# 11270-04-03](#); request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).

Moved to Regular Agenda

#### **Zoning Text Amendment**

5. [TA-2025-0011: 2608 Cardinal Street, TMS# 09114-02-24](#); 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.

#### **Preliminary Plat Review**

6. [SPLAT-2025-0054: ±2.60 acres, Southridge Way, TMS#28800-01-03](#); request preliminary plat approval for the construction of a 19-lot, single-family residential attached development (Southridge Townhomes). The property is zoned PD (Planned Development – Woodcreek Farms).

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

7. [SPLAN-2025-0011: 631 Sumter Street, 1215 and 1229A Blossom Street, 630 and 636 Main Street, South of Devine Street, 614D and 618E Sumter Street, 1309A, 1311B, 1313C, 1325A Blossom Street, 611F and 613G Marion Street, TMS# 11303-12-01 and 11303-05-01A](#); Request major site plan approval for the construction of public dormitories (New Honors College Residence and New Sumter St. Housing/McBryde Replacement). The properties are zoned INS-GEN, -OV-CC (Institutional - General District within the City Center Design Overlay

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.

Mr. Causey made a motion to remove cases 3 and 4 from the consent agenda. Mr. Cook seconded the motion. All aye; motion passed (6-0).

\*\*\* Mr. Holcombe Recused himself from the vote for consent agenda.

Mr. Osorio made motion to approve the consent agenda, with staff comments, and the July minutes. Ms. Coveney seconded the motion. All aye; motion passed (5-0).

### **III. REGULAR AGENDA**

\*\*\* Mr. Holcombe is now a part of the voting body.

Removed from the consent agenda:

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

3. [ANNEX-2025-0016: 1027 Rosewood Drive, TMS# 11203-05-03](#); request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Removed from the consent agenda:

#### **Zoning Map Amendment**

4. [ZMA-2025-0016: 1125 Rosewood Drive, TMS# 11207-04-03](#); request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).

Mr. Livengood introduced both the annexation case, #3, and the rezoning case, #4, and read the staff recommendation from the case summaries.

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

George McCutchen, applicant, came up and gave a summary about both cases 3 and 4.  
Tom Cannarella, CES Group Engineers, came up and spoke about the project.  
Steve McNair, applicant, came up and spoke about the project.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak. Seeing and hearing none, discussion between the Commission and applicant ensued.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion on the annexation.

Mr. Causey made a motion to defer the case ANNEX-2025-0016.  
Mr. Cook seconded the motion. Motion passed (4-2). Mr. Holcombe and Mr. Osorio - no.

Mr. Cohn asked for a motion on the map amendment.

Mr. Causey made a motion to defer the case ZMA-2025-2016.  
Mr. Cook seconded the motion. Motion passed (4-2). Mr. Holcombe and Mr. Osorio - no.

#### **Zoning Map Amendment**

8. [ZMA-2025-0014: 2107 and 2115 Senate Street, TMS# 11406-09-20 and 11406-09-17](#); request recommendation to rezone the property from Residential Mixed District (RM-1) to Mixed Use District (MU-1).

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

Shani Lee, applicant, 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.

Joseph Bailey, spoke in support of the request.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Cook made a motion to recommend denial of ZMA-2025-0014, 2107 and 2115 Senate Street. Mr. Causey seconded the motion. Motion passed (4-2). Mr. Holcombe and Mr. Osorio - no.

9. [ZMA-2025-0015: Portion of 151 Clemson Road, TMS# 25705-07-27 \(portion\)](#); request recommendation to rezone the property from Mixed Use District (MU-2) to Mixed Use District (MU-2), Outdoor Advertising Sign Overlay District (OV-OAS) to allow an outdoor advertising (billboard) sign.

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

Mason Sullivan, applicant, came up and gave a summary about the project.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invite to speak. Seeing and hearing none, board discussion ensued.

Mr. Cohn asked for a motion.

Mr. Causey made a motion to recommend approval of ZMA-2015-0015, portion of 151 Clemson Road, request to rezone the property from MU-2 to OV-OAS to allow an outdoor advertising billboard sign. Mr. Cook seconded the motion. Motion passed (4-2). Mr. Holcombe and Mr. Osorio - no.

#### **IV. OTHER BUSINESS**

#### **V. ADJOURN**

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Mr. Osorio made a motion to adjourn the meeting, which was seconded by Mr. Cook. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 5:16 p.m..

Respectfully submitted,  
Planning & Development Services Department