



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

In attendance: Harris Cohn, Lilly Coveney, Carlos Osorio, Steven Cook, Ryan Causey, Kelsey Foster and Mason Harpe

Absent: Clay Brabham and Darren Holcombe

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 4:05 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.

Ms. Statler noted case number 7, TA-2025-0014 was deferred.

II. CONSENT 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.

Major Site Plan Review

3. [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).

4. [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

5. [SPLAT-2025-0053: ±61.71 acres, 7300 block of Patterson Road, TMS#16316-02-01 and 16316-02-05](#); request preliminary plat approval for the construction of a 243-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).

Moved to Regular Agenda

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.

Ms. Swink, a member of the public, asked for item 5 to be removed from the consent agenda.

Mr. Foster made a motion to remove case 5 from the consent agenda. Mr. Cook seconded the motion. All aye; motion passed (7-0).

Mr. Causey made motion to approve the consent agenda minus case 5, with staff comments, and the September minutes. Mr. Cook seconded the motion. All aye; motion passed (7-0).

III. REGULAR AGENDA

Removed from the consent agenda:

Preliminary Plat Approval

5. [SPLAT-2025-0053: ±61.71 acres, 7300 block of Patterson Road, TMS#16316-02-01 and 16316-02-05](#); request preliminary plat approval for the construction of a 243-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).

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

Kevin Singletary, Great Southern Homes, Inc., came up and gave a summary about the project. Joshua Rabon, applicant, came up and answered Commissioner's questions.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Ms. Swink - Opposed

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Osorio made motion to defer the case, requesting the applicant do more community outreach and clarify traffic impact. Ms. Causey seconded the motion. Motion passed (4-3). Mr. Cook, Mr. Causey, Mr. Harpe – No.

Zoning Text Amendment

6. [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.

Mr. Livengood introduced the case, and read the case summary.

Discussion between staff and Commission members ensued.

Members of the public were invited to speak.

Seeing and hearing none, board discussion ensued.

Mr. Cohn asked for a motion.

Ms. Coveney made a motion to recommend approval of TA-2025-0013.
Mr. Osorio seconded the motion. Motion passed (7-0)

7. [TA-2025-0014](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-9.2 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.
8. [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).

Ms. Statler introduced the case, and read the case summary.

Discussion between staff and Commission members ensued.

Members of the public were invited to speak.

Seeing and hearing none, board discussion ensued.

Mr. Cohn asked for a motion.

Mr. Causey made a motion to recommend approval of TA-2025-0015.

Mr. Cook seconded the motion. Motion passed (7-0).

6. OTHER BUSINESS

Ms. Statler welcome new Planning Commissioner, Kelsey Foster, and announced the Director of Planning and Development, Krista Hampton's retirement.

7. ADJOURN

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn.

Ms. Coveney made a motion to adjourn the meeting, seconded by Mr. Cook. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 5:02 p.m..

Respectfully submitted,
Planning & Development Services Department