



PLANNING COMMISSION

November 13, 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, Steven Cook, Ryan Causey, Darren Holcombe, Carlos Osorio, Clay Brabham, Kelsey Foster

Absent: Mason Harpe

Staff: Johnathan Chambers, Andrew Livengood, Lucinda Statler and Coelette Gruber.

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 [October 9, 2025 Minutes](#).

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

2. [ANNEX-2025-0022: 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02](#); request recommendation on the assignment of the interim land use classifications of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2), and the assignment of interim zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1) for a pending annexation. The properties are currently classified as Mixed Use Corridor and Mixed Residential (High Density) in a Priority Investment Area and Community Activity Center with a portion in a Neighborhood Activity Center, and zoned General Commercial (GC) and Residential 2 (R2) by Richland County.

Future Land Use Amendment and

Zoning Amendment for Pending Annexation

3. [ANNEX-2025-0020: 2430 Chappelle Street and unincorporated portion of 2428 Chappelle Street, TMS# 11605-15-04 and 11605-15-03 \(portion\)](#); request recommendation on the assignment of the land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Residential Single Family Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 5 (R5) by Richland County.
4. [ANNEX-2025-0021: 101 \(portion\), 119, and 125 Lake Murray Boulevard, TMS# 04908-01-01 \(portion\), 05009-01-01, and -02](#); request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Residential Mixed District (RM-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 3 (R3) by Richland County.

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. Osorio made motion to approve the consent agenda, with staff comments, and the October minutes. Mr. Holcombe seconded the motion. All aye; motion passed (8-0).

III. REGULAR AGENDA

Zoning Map Amendment

5. [ZMA-2025-0018: Parcel at 1700 block Rosewood Drive and Fulton Street, TMS# 11309-18-10](#); request recommendation to rezone the property from Neighborhood Activity Center/Corridor District in an Airport Safety Overlay District (NAC, OV-A) to Neighborhood Activity Center/Corridor District (NAC).

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

Ashok Kumar, 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.

Peter Cevallos, Richland Co. Airport Commission, spoke about the project without expressing opposition or support.

Mr. Kumar, the applicant, returned to the podium to address questions from the Commission.

Mr. Cohn asked for a motion.

Mr. Osorio made a motion to recommend approval of ZMA-2025-0018: Parcel at 1700 block Rosewood Drive and Fulton Street.

Mr. Cook seconded the motion. Motion passed (8-0).

Zoning Text Amendment

6. [TA-2025-0014](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.2. Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses; and Article 9: Definitions and Rules of Measurement Sec. 17-9.3. Use Classification and Interpretation (a) Principal Use Classification System and Sec. 17-9.4 Definitions to add short-term rentals (STR) as a principal use and establish and clarify related definitions and standards.
[Illustrative Maps](#)

Mr. Livengood introduced the case, and read the staff recommendation from the case summary. This is a staff sponsored case.

Discussion between staff and Commission members ensued.

Members of the public were invited to speak.

David Bergman – Opposed
Joseph Guido – Opposed
Kim Franklin – Opposed
Carla Guido – Opposed
Matt Varner – Opposed
John Wilkinson – Support
Denise Wellman – Opposed

Public input closed and Commission discussion continued.

Ms. Coveney motioned to take a brief recess. Seconded by Mr. Cook. Motion passed (8-0).

Staff left the room to confer about the case.

Mr. Cohn asked for a motion.

Mr. Cook made a motion to recommend denial of TA-2025-0014.

Mr. Foster seconded the motion. Motion passed (5-3). Mr. Osorio, Ms. Coveney and Mr. Cohn - no.

Major Site Plan Review

7. [SPLAN-2025-0018: 875 Catawba Street and adjacent northern lot, TMS#08913-05-03 and 08913-05-05](#); Request major site plan approval for the construction of a 7-story, 237-unit, multi-family residential development and parking garage (Multifamily Apartments at 875 Catawba Street). The properties are zoned EC, OV-A (Employment Campus District within the Airport Safety Overlay District – Outer Approach Zone District). [Traffic Study](#).

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

Tommy Sinnott, applicant, and Mark DeSouza, engineer, came up and gave a summary about the project and offered to answer any questions.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Regan Freeman - Support

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Holcombe made motion to approve the case SPLAN-2025-0018: 875 Catawba Street subject to staff comments. Ms. Causey seconded the motion. Motion passed (8-0).

Preliminary Plat Review

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). [Traffic Impact Study](#).

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.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Jean Harman - Opposed

Public input closed and Commission discussion continued.

Mr. Chambers stated for the record that the Planning Commission received a letter of concern from Ms. Cindy Clough before the meeting.

Mr. Cohn asked for a motion.

Mr. Causey made motion to approve the case SPLAT-2025-0053: 7300 block of Patterson Road subject to staff comments. Ms. Holcombe seconded the motion. Motion passed (8-0).

IV. OTHER BUSINESS

Coelette Gruber, the City's new Annexation Coordinator was introduced to the Commission.

V. ADJOURN

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

Mr. Causey made a motion to adjourn the meeting, seconded by Mr. Osorio. The motion to adjourn passed by a unanimous vote (8-0), and the meeting was adjourned at 5:47 p.m..

Respectfully submitted,
Planning & Development Services Department