



PLANNING COMMISSION

April 9, 2026

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: Steven Cook, Darren Holcombe, Carlos Osorio, Harris Cohn, Clay Brabham, Ryan Causey and Kelsey Foster

Absent: Lilly Coveney, Mason Harpe

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

I. CALL TO ORDER / ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:01 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 [March 12, 2026 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2026-0003: NX Shop Road Extension, TMS# 16200-01-24](#); Request recommendation on the assignment of the land use classification of Industrial (IND) and the assignment of zoning of Light Industrial (LI) portions within the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP) for pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.
3. [ANNEX-2026-0005: 308 Turnwall Lane, TMS# 28911-03-03](#); Request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Planned Development District (PD) for pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development District (PD) by Richland County.

Text Amendment

4. [TA-2026-0003](#): 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; (2) Membership and Terms, to amend the number of appointed members.

Moved to Regular Agenda

Preliminary Plat Review

5. [SPLAT-2025-0066: ±44.2 Acres, 2500 Block of Atlas Road, TMS13500-02-04](#); request preliminary plat approval to construct a 193-lot, detached single-family residential subdivision (**The Crossing at Congaree Pointe**). The properties are zoned RM-2 (Residential Mixed).

Major Site Plan Review

6. [SPLAN-2026-0006: 7435 Monticello Road, TMS#07600-02-39](#); request major site plan approval for the construction of dormitories (Columbia International University). The property is zoned INS-GEN (Institutional - General District).

Mr. Foster made motion to take TA-2026-0003 off the consent agenda and place on regular agenda. Mr. Cook seconded the motion. All aye; motion passed (7-0).

*Mr. Holcombe recused from voting on consent agenda.

Mr. Causey made motion to approve the consent agenda, with staff comments, and the March minutes. Mr. Cook seconded the motion. All aye; motion passed (6-0).

III. REGULAR AGENDA

*Mr. Holcombe returned to voting body.

Text Amendment

4. [TA-2026-0003](#): 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; (2) Membership and Terms, to amend the number of appointed members.

Mr. Livengood introduced the case, and read the staff summary from the case. Discussion between staff and Commission members ensued. Members of the public were invited to speak. Seeing and hearing none public input closed. Mr. Cohn asked for a motion.

Mr. Causey made motion to recommend approval of TA-2026-0003, with additional comments limiting total membership numbers to seven. Mr. Foster seconded the motion. All aye; motion passed (7-0).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

7. [ANNEX-2026-0004; 352.88 acres adjacent to Blue Ridge Terrace, Monticello Road, and Allen Street; 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 \(128.91 acre portion\), 09405-02-04, 09402-03-01 \(21.57 acre portion\), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35;](#) request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S), and the assignment of zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC) portions within the Floodplain Overlay District (OV-FP) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.

Ms. Gruber introduced the case, and read the staff summary from the case summary and invited the applicant to speak. Kevin Steelman, applicant, came up and gave a brief overview of the case and offered to answer any questions.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none public input closed.

Mr. Cohn asked for a motion.

Mr. Osorio made motion to recommend approval of ANNEX-2026-0004 as it meets all decision standards. Mr. Cook seconded the motion. All aye; motion passed (7-0).

Zoning Map Amendment

8. [ZMA-2026-0004: Parcel at 1700 Block Rosewood Drive and Fulton Street, TMS#s 11309-18-10;](#) request recommendation to rezone the property from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A).

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

Discussion between staff and Commission members ensued. Applicant was not present.

Members of the public were invited to speak.

In opposition:

Charles H. Lesser, resident on Fulton Street

Guy Jones, President of Hollywood Rose Hill Neighborhood Association

Dr. Kristen Booth, resident

Public input closed. Commission discussion ensued.

Mr. Cohn asked for a motion.

Mr. Osorio made motion to recommend approval of ZMA-2026-0004 as it meets all decision standards. Mr. Brabham seconded the motion. Motion passed (6-1). Mr. Holcombe – no.

Text Amendment

9. [TA-2026-0002](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 7: Nonconformities, Sec. 17-7.2. Nonconforming Uses, to allow the re-establishment of nonconforming non-depository personal credit institutions on the same parcel, subject to conditions.

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

Discussion between staff and Commission members ensued.

Members of the public were invited to speak.

In opposition:

Meg Southern Sims President of Earlewood Community Citizens Organization

Denise Wellman, board member of Cottontown Neighborhood Association

Robert Petrusis, President of Hyatt Park Keenan Terrace Neighborhood Association

Basil Garcia, resident of Eau Claire

Public input closed. Commission discussion ensued.

Mr. Cohn asked for a motion.

Mr. Osorio made motion to recommend denial of TA-2026-0002. Mr. Foster seconded the motion. Motion passed (6-1). Mr. Cohn – no.

Preliminary Plat Review

10. [SPLAT-2025-0080: ±4.86 Acres, 318 Pickens Street, 328 Pickens Street, 1600 Block of Phelps Street, TMS#11307-18-06 and 11307-19-01](#); request preliminary plat approval to amend a previously approved cluster housing development (**Wheeler Hill Phase II, Section Two**). The properties are zoned RM-2 (Residential Mixed).

* Mr. Holcombe recused.

Mr. Chambers introduced the case, and read the staff summary from the case. David Tuttle, applicant came up to speak.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

In opposition:

Jim Daniel, President of Wheeler Hill Neighborhood Association

Virginia Gross, resident of St. James Street

Colton Driver, neighborhood resident

Nancy Truluck, resident on Barnwell Street

Leslie Gore, Catawba Street resident

Dick Harpootlian, resident

Howard Ham, Wheeler Hill resident

Alex Nettles, Phelps Street resident

Public input closed. Mr. Tuttle, applicant, and his engineer for the project, Kelly Iverson of Cox and Dinkins, responded to public comments

Commission discussion ensued.

Mr. Cohn asked for a motion.

Mr. Causey made motion to recommend approval of SPLAT-2025-0080 as it meets all decision standards. Mr. Brabham seconded the motion. Motion passed (4-2). Mr. Cook and Mr. Osorio – no.

*Mr. Holcombe returned to voting body.

11. [SPLAT-2026-0012: 88.58 Acres, 800 Block of Jacobs Mill Pond Road, TMS#28800-01-04 and 28800-01-09](#); request preliminary plat approval to construct a 44-lot, attached single-family residential subdivision (Jacobs Ridge Duplex Development). The properties are zoned PD (Planned Development – Woodcreek Farms).

Mr. Chambers introduced the case, and read the staff summary from the case. Madison Pickrel, applicant came up to speak.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none public input closed.

Commission discussion ensued.

Mr. Cohn asked for a motion.

Mr. Causey made motion to recommend approval of SPLAT-2026-0012 as it meets all decision standards. Mr. Cook seconded the motion. All aye; motion passed (7-0).

12. [SPLAT-2026-0003: ±2.60 acres, Southridge Way, TMS#28800-01-03](#); request preliminary plat approval for the construction of a 12-lot, single-family residential attached development (Southridge Duplexes). The property is zoned PD (Planned Development – Woodcreek Farms).

Mr. Chambers introduced the case, and read the staff summary from the case. Madison Pickrel, applicant came up to speak.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

In opposition:

Kevin Lunday, Board member of the Woodcreek Farms HOA

Clayton Beck, resident of Southridge neighborhood

Morris Goins, resident of The Ridge

Janice Roberts, resident of Southridge

Gary Bell, resident of Southridge

Public input closed.

Harold Pickrel, partner in HCP3 Development, LLC (applicant) responded to public comments.

Commission discussion ensued.

Mr. Cohn asked for a motion.

Mr. Causey made motion to recommend approval of SPLAT-2026-0003 as it meets all decision standards. Mr. Cook seconded the motion. Motion passed (4-3). Mr. Cohn, Mr. Osorio and Mr. Holcombe – No.

Major Site Plan Review

13. [SPLAN-2022-0020: 700 Gervais Street and 1100 Wayne Street, TMS# 08916-11-02 and 08916-11-04A](#); request major site plan approval for the construction of two hotels and a 183-

unit apartment building (Vista Depot Hotels & Apartments). The properties are zoned Mixed Commercial District within the Downtown Columbia Design Overlay District (MC, OV-ID).

Mr. Chambers introduced the case, and read the staff summary from the case. Ben Arnold, applicant came up to speak.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none public input closed.

Commission discussion ensued.

Mr. Cohn asked for a motion.

Mr. Causey made motion to recommend approval of SPLAN-2022-0020 as it meets all decision standards. Mr. Cook seconded the motion. All aye; motion passed (7-0).

IV. OTHER BUSINESS

None

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 (7-0), and the meeting was adjourned at 7:00 p.m..

Respectfully submitted,
Planning & Development Services Department