



PLANNING COMMISSION

May 14, 2026
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

HARRIS COHN • CARLOS OSORIO • MASON HARPE • LILLY COVENEY • DARREN HOLCOMBE
KELSEY FOSTER • CLAY BRABHAM • MADISON PICKREL • LAUREN ROGERS

The City of Columbia Planning Commission will conduct a meeting on **May 14, 2026 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 [April 9, 2026 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2025-0010: 3956 Fernandina Road and NX 3956 Fernandina Road, TMS# , 04913-04-11, 04913-04-15, and 04913-04-14](#): Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of General Commercial District (GC) and Large Lot - Reserve District (LL-R) for a pending annexation. The property is currently classified as Mixed Residential (HD) by Richland County and Destination Retail by Lexington County and zoned General Commercial District (GC) by Richland County and Intensive Development (ID), Collector Street (C) and Neighborhood Appearance District (NAD) by Lexington County

3. [ANNEX-2026-0007: 1010, 1014, 1018, 1022, and 1026 Dreyfus Road, Rear Dreyfus Road, 34 Bluff Road, and NX 34 Bluff Road, TMS# 11301-17-01, 11301-17-02, 11301-17-03, 11301-17-04, 11301-17-05, 11301-17-10, 11301-18-06, and 11301-18-07;](#) Request recommendation on the assignment of the land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and the assignment of zoning of Mixed Use District (MU-1) with portions in Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Light Industrial (M-1) and Residential Transition (RT) by Richland County.

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

4. [ANNEX-2026-0006: 730 and 800 Kennerly Road, TMS# 05101-02-08 and 05101-02-06;](#) Request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER - 2) and the assignment of zoning of Mixed Use District (MU-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential Transition (RT) by Richland County.

Preliminary Plat Review

2. [SPLAT-2025-0088: ±5.12 acres, 1125 and 1027 Rosewood Drive, TMS#11207-04-03 and 11203-05-03;](#) request preliminary plat approval to construct a 71-lot, attached townhome single-family residential subdivision (**Rosewood Towns**). The properties are zoned MU-2 (Mixed-Use).

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 ACCOMMODATIONS

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.