PLANNING COMMISSION

MINUTES

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

In attendance: Harris Cohn, Clay Brabham, Kelsey Foster, Lilly Coveney, Mason Harpe, Madison Pickrel and Lauren Rogers.

Absent: Darren Holcombe and Carlos Osorio

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

I. CALL TO ORDER / ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:04 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 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.

Moved to Regular Agenda

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.

Mr. Bell, member of the public requested to have case number 2, ANNEX-2025-0010, moved to regular agenda.

Mr. Foster made motion to take ANNEX-2025-0010 off the consent agenda and placed on the regular agenda. Ms. Coveney seconded the motion. All aye; motion passed (7-0).

Mr. Harpe made motion to approve the consent agenda, minus case number 2, with staff comments, and the April minutes.
Ms. Coveney seconded the motion. Motion passed (7-0).

III. REGULAR AGENDA

Future Land Use Amendment and
Zoning Amendment for Pending Annexation

*From Consent agenda

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.

Ms. Gruber introduced the case, and read the staff summary from the case.
Applicant was not present.
Discussion between staff and Commission members ensued.
Members of the public were invited to speak.
Mr. Bell expressed concerns.
Public input closed.
Mr. Cohn asked for a motion.

Mr. Foster made motion to recommend approval of case ANNEX-2025-0010, with staff comments.
Mr. Brabham seconded the motion. Motion passed (7-0).

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.

Ms. Gruber introduced the case, and read the staff summary from the case.
Applicant was invited to come up and speak about the case.
Dr. Wade, applicant, came up and gave a brief overview of the case and offered to answer any questions.
Discussion between staff and Commission members ensued.
Members of the public were invited to speak.
Ms. Eskeew expressed concerns.
Public input closed.
Mr. Cohn asked for a motion.

Mr. Foster made motion to recommend approval of case ANNEX-2025-0010 but recommended DENIAL of proposed zoning District, with staff comments.
Ms. Coveney seconded the motion. Motion passed (7-0).

Preliminary Plat Review

5. 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).

Mr. Chambers introduced the case, and read the staff summary from the case.
Applicant was invited to come up and speak about the case.
Mr. McNair and Mr. McCutchen, applicants, came up and gave a brief overview of the case and offered to answer any questions.
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. Harpe made motion to approve the case SPLAT-2025-0088, with staff comments.
Mr. Foster seconded the motion. Motion passed (7-0).

IV. OTHER BUSINESS

V. ADJOURN

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn.
Mr. Foster made a motion to adjourn the meeting, seconded by Mr. Cohn. 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