PLANNING COMMISSION

MINUTES

June 11, 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: Clay Brabham, Kelsey Foster, Lilly Coveney, Madison Pickrel, Lauren Rogers, Darren Holcombe and Carlos Osorio.

Absent: Harris Cohn and Mason Harpe.

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

I. CALL TO ORDER / ROLL CALL

Mr. Osorio, Co-Chair, called the meeting to order at 4:03 p.m.. Mr. Osorio welcomed attendees and Ms. Statler called the roll; a quorum was established. Mr. Osorio reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

1. Approve May 14, 2026 Minutes.

Future Land Use Amendment and
Zoning Amendment for Pending Annexation

2. ANNEX-2026-0008: 2423 and 2425 Kent Street, TMS# 11504-30-32 (portion) and 11504-30-31 (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 Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.
3. ANNEX-2026-0011: 1920 Pineview Drive, 19100-05-15; Request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1) and the assignment of zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) by Richland County.

Ms. Coveney made motion to approve the consent agenda items and the May minutes.
Mr. Brabham seconded the motion. Motion passed (7-0).

III. REGULAR AGENDA

Future Land Use Amendment and
Zoning Amendment for Pending Annexation

2. ANNEX-2026-0009: 3801 and 3719 Old Leesburg Road, TMS# 22105-03-04 and 22105-03-03; Request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 4 (R4) by Richland County.

Mr. Livengood 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.
Seeing and hearing none public input closed.
Mr. Osorio asked for a motion.

Mr. Foster made motion to recommend approval of the assignment of the future land use classification of Urban Edge Community Activity Center (UEAC-1) and zoning of General Commercial District (GC) for case ANNEX-2026-0009 for a pending annexation.
Ms. Coveney seconded the motion. Motion passed (7-0).

3. ANNEX-2026-0010: 7601, E/S and W/S Wilson Boulevard, TMS# 14303-01-18, 14303-01-19, and 14303-01-21; 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 Light Industrial District (LI) and Residential Single Family - Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Mr. Livengood introduced the case, and read the staff summary from the case.
Applicant was present 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. Osorio asked for a motion.

Mr. Holcombe made motion to recommend approval of the assignment of future land use classifications of Community Activity Corridor (AC-2) and Urban Edge Residential Large Lot (UER-2) and zoning of Light Industrial District (LI) and Residential Single Family - Medium Lot District (RSF-2) for case ANNEX-2026-0010 for a pending annexation.
Ms. Pickrel seconded the motion. Motion passed (6-1). Mr. Foster – No.

Zoning Map Amendment

4. ZMA-2026-0005: 817 Colleton Street, TMS# 11706-11-02; request recommendation to rezone the property from Residential [illegible] District (RSF-3) to Residential Mixed District (RM-2).

Withdrawn

5. ZMA-2026-0006: 705 Saluda Avenue, TMS#s 11308-06-09 and 11308-06-13; request recommendation to rezone the properties from Community Activity Center/Corridor District in the Five Points Design Overlay District (CAC, OV-5P) to Community Activity Center/Corridor District (CAC); removing the overlay district.

Mr. Livengood introduced the case, and read the staff summary from the case an 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. Osorio asked for a motion.

Mr. Brabham made motion to recommend approval of the request to amend the zoning map for the property at 705 Saluda Avenue, TMS numbers 11308-06-09 and 11308-06-13 (case ZMA-2026-0006), to Community Activity Center/Corridor District (CAC), as it meets the decision standards outlined in Section 17-2.5(c) in the Unified Development Ordinance.
Mr. Holcombe seconded the motion. Motion passed (7-0).

6. ZMA-2026-0007: 513 S. Saluda Avenue, TMS# 11212-05-03; request recommendation to rezone the property from Employment Campus District in the Airport Safety Overlay District (EC, OV-A) to Residential Mixed District in the Airport Safety Overlay District (RM-2, OV-A).

Mr. Livengood introduced the case, and read the staff summary from the case.
Applicant was invited to come up and speak about the case.
Mr. Massey 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.
In opposition:
Scott Nuelken
Public input closed.
Mr. Osorio asked for a motion.

Mr. Holcombe made motion to recommend approval of the request to rezone 513 S. Saluda Avenue, TMS# 11212-05-03 from Employment Campus District in the Airport Safety Overlay District (EC, OV-A) to Residential Mixed District in the Airport Safety Overlay District (RM-2, OV-A) (case ZMA-2026-0007).
Ms. Pickrel seconded the motion. Motion passed (7-0).

Text Amendment

7. TA-2026-0004: request recommendation on amendment to 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 within a specified distance, subject to conditions.

Mr. Livengood introduced the case, and read the staff summary from the case an offered to answer any questions.
Discussion between staff and Commission members ensued.
Members of the public were invited to speak.
In opposition:
Betsy Newman
Lyman Munson
Paul Mishoe
Bonnie Horn
Denise Wellman
Debbie Wallslager
Basil Garcia
Elva Stinson
Public input closed.
Mr. Osorio asked for a motion.

Mr. Foster made motion to recommend denial of the text amendment TA-2026-0004 for the amendment to the Unified Development Ordinance Chapter 17 - Article 7 Noncomformities. Mr. Holcombe seconded the motion. Motion to recommend denial passed (7-0).

IV. OTHER BUSINESS

V. ADJOURN

There being no further business before the Commission, Mr. Osorio asked for a motion to adjourn. Ms. Coveney made a motion to adjourn the meeting, seconded by Mr. Foster. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 5:47 p.m..

Respectfully submitted,
Planning & Development Services Department