



PLANNING COMMISSION

June 12, 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 • ANNA DAVIS • MASON HARPE
CARLOS OSORIO • DARREN HOLCOMBE • LILLY COVENEY

In attendance: Steven Cook, Anna Davis, Lilly Coveney, Mason Harpe and Ryan Causey

Absent: Darren Holcombe, Carlos Osorio and Harris Cohn

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

I. CALL TO ORDER/ROLL CALL

Ms. Davis, Vice-chair, called the meeting to order at 4:01 p.m.. Ms. Davis welcomed attendees and Ms. Statler called the roll; a quorum was established. Ms. Davis reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

1. Approve [May 8, 2025 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2025-0011: 283 Jacobs Mill Pond Road a/k/a 180 Golf View Bend, TMS# 28900-01-19](#); request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Planned Development District (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.

Preliminary Plat Review

3. [SPLAT-2024-0035: 1000 Block Cameron Ridge Drive, TMS#19100-04-15, R19100-04-22\(p\), and 19100-04-25\(p\)](#); request preliminary plat approval for the construction of a 295-lot, attached single-family residential subdivision (Cameron Ridge Townhomes). The properties are zoned Mu-1 (Mixed-Use District) and RSF-3 (Residential Single Family - Small Lot District).

Ms. Davis reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda. During the reading of the consent agenda, Ms. Davis asked whether members of the Commission or anyone present wished to speak about each item or remove an item from the Consent Agenda.

Mr. Cook made motion to approve the consent agenda, with staff comments, and the May minutes. Ms. Coveney seconded the motion. All aye; motion passed (5-0).

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

4. [ANNEX-2025-0012: 1703 Atlas Road, TMS# 16301-02-04](#); request recommendation on the assignment of the land use classification of Industrial (IND) and the assignment of zoning of Heavy Industrial District (HI) for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.

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

George McCutchen, applicant - came up and spoke about the request.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none, public input was closed, and Commission discussion continued.

Ms. Davis asked for a motion.

Mr. Harpe made a motion to recommend approval of the request on the assignment of the land use classification of Industrial (IND) and the assignment of zoning of Heavy Industrial District (HI) for a pending annexation as it meets the decisions and standards outlined in Section 17-2.5 in the Unified Development Ordinance.

Mr. Causey seconded the motion. Motion passed (4-1). No – Ms. Davis.

Zoning Map Amendment

5. [ZMA-2025-0011: 1801 Smith Street \(portion\), TMS# 16301-02-06 \(portion\) and 16301-02-12 \(portion\)](#); request recommendation to rezone the property from Light Industrial District (LI) to Heavy Industrial District (HI).

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

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none, public was input closed, and Commission discussion continued.

Ms. Davis asked for a motion.

Mr. Harpe made a motion to recommend approval of the request to rezone the property from Light Industrial District (LI) to Heavy Industrial District (HI) as it meets the decisions and standards outlined in Section 17-2.5 in the Unified Development Ordinance.

Mr. Cook seconded the motion. Motion passed (4-1). No – Ms. Davis.

IV. OTHER BUSINESS

V. ADJOURN

There being no further business before the Commission, Ms. Davis asked for a motion to adjourn. Mr. Causey made a motion to adjourn the meeting, seconded by Mr. Cook. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 4:34 p.m..

Respectfully submitted,
Planning & Development Services Department