



## PLANNING COMMISSION

---

July 10, 2025  
Regular Session, 4:00 P.M.  
City Hall, 3<sup>rd</sup> 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:** Harris Cohn, Anna Davis, Steven Cook, Ryan Causey, Darren Holcombe and Carlos Osorio

**Absent:** Lilly Coveney and Mason Harpe

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

### 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 [June 12, 2025 Minutes](#).

#### **Future Land Use Amendment and Zoning Amendment for Pending Annexation**

2. [ANNEX-2025-0013: 229 Charles Towne Court, TMS# 19206-09-20](#); request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single Family – Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 2 (R2) by Richland County.
3. [ANNEX-2025-0014: 302 Turnwall Lane, TMS# 28911-03-02](#); 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 a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.

### **Zoning Map Amendment**

4. [ZMA-2025-0012: 1001, 1005, 1007, 1009, 1011, and 1103 Wildwood Avenue, TMS# 09215-18-11, 09215-18-10, 09215-18-09, and 09215-17-01](#); request recommendation to rezone the property from Planned Development District (PD) in a Historic Preservation Overlay District (OV-HP) to Residential Single Family – Small Lot District (RSF-3) in a Historic Preservation Overlay District (OV-HP).
5. [ZMA-2025-0013: 1013 Duke Avenue, TMS# 09214-01-04](#); request recommendation to rezone the property from Planned Development District (PD) in a Historic Preservation Overlay District (OV-HP) to Residential Mixed District (RM-1) in a Historic Preservation Overlay District (OV-HP).

### **Preliminary Plat Review**

6. [SPLAT-2024-0089: ±106.79 acres, 4000 Block of Mountain Drive, North Side of Circleview Road, TMS#09203-01-01](#); request preliminary plat approval for the construction of a 208-lot, single family residential subdivision (Riverbend at Broad Subdivision). The property is zoned RSF-3 (Residential Single Family - Small Lot District). [Traffic Impact Study](#).

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

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

## **III. REGULAR AGENDA**

### **Preliminary Plat Review**

7. [SPLAT-2025-0046: ±65 acres, South of Senate Street, West of Pendleton Street, North of Blossom Street, East of the Congaree River, TMS#08910-01-01, 08910-01-02, 08911-01-08, 08911-01-13, and 08911-01-14](#); request preliminary plat approval for the construction of roads (Williams Street from Senate to Blossom Street, Devine Street Extension, Greene Street Extension, and Pendleton Street Extension). The properties are zoned MC, -OV-ID, and OV-FP (Mixed Commercial District within the Innovista and Floodplain Overlay Districts). [Traffic Impact Study](#).

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

Travis Basnett, applicant, came up and gave a summary about the project.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Bob Guild – support

Regan Freeman – support

Walker Weaver – support

Discussion between the Commission, applicant and members from the public ensued.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Osorio made a motion to approve SPLAT 2025-0046 conditional upon all staff comments being addressed and ask that they take in to consideration the striping of pedestrian bike lanes at Divine St. and Pendleton St. and that it meets site plan decision standards.

Mr. Holcombe seconded the motion. All aye; motion passed (6-0).

### **Major Site Plan Review**

8. [SPLAN-2025-0009: 1400 Assembly Street, 1415 thru 1423 Main Street, and 1104 Hampton Street, TMS#09013-04-05, 09013-04-10, 09013-04-19, 09013-04-21, 09013-04-22](#); Request major site plan approval for the construction of a private dormitory, multi-family residential development with a parking garage and commercial space (Core Spaces - Oliv Columbia). The properties are zoned DAC, -OV-CC (Downtown Activity Center/Corridor within the City Center Design Overlay District). [Traffic Impact Study](#).

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

Doug Tichenor, applicant from Core Spaces, came up and gave a summary about the project. Mark DeSouza, Thomas & Hutton (Civil) came up and spoke more on the details of the project 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.

Discussion between the Commission, applicant and members from the public ensued.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Osorio made a motion to approve site plan 2025-0009 conditional upon all staff comments being addressed and that it meets site plan decision standards.

Mr. Cook seconded the motion. All aye; motion passed (6-0).

9. [SPLAN-2025-0010: 602 Huger Street and 600 Block of Pulaski Street, TMS#08914-01-06 thru - 10](#); Request major site plan approval for the construction of a 6-story, 174-unit, multi-family residential development with commercial space (The Antique Apartments). The properties are zoned MC, -OV-ID (Mixed Commercial District within the Innovista Design Overlay District). [Traffic Impact Study](#).

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

Josh Harding, applicant from PMC Property Group, came up and gave a summary about the project. Ryan Goff, Kimley-Horn, also came up and spoke about the project and offered to answer any questions.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Bob Guild - Support

Discussion between the Commission, applicant and members from the public ensued.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Causey made a motion to approve site plan 2025-0010 conditional upon all staff comments being addressed and that it meets site plan decision standards.

Mr. Osorio seconded the motion. All aye; motion passed (6-0).

#### **IV. OTHER BUSINESS**

#### **V. ADJOURN**

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Mr. Osorio made a motion to adjourn the meeting, seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 4:58 p.m..

Respectfully submitted,  
Planning & Development Services Department