



PLANNING COMMISSION

September 11, 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: Harris Cohn, Lilly Coveney, Steven Cook, Anna Davis, Mason Harpe, Darren Holcombe and Carlos Osorio

Absent: Ryan Causey

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

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:00 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 [August 14, 2025 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2025-0017: SW/S Holloway Road, TMS# 19201-01-04](#); request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Residential Single Family Small Lot (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 2 (R2) by Richland County.
3. [ANNEX-2025-0018: 930 Brantley Street, TMS# 07306-02-32](#); request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Residential Single Family Large Lot (RSF-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) in a Priority Investment Area and zoned Residential 2 (R2) by Richland County.

Zoning Text Amendment

4. [TA-2025-0012](#): request recommendation to amend the Unified Development Ordinance, Chapter 17 – Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts (i) RD-MV: Residential Two-Family Mill Village District to modify requirements for two-family dwellings.

Preliminary Plat Review

5. [SPLAT-2025-0021: ±30.20 acres, 8300 and 8400 block of Old Percival Road, TMS#19814-02-04 and 22602-01-01](#); request preliminary plat approval for the construction of a 122-lot, single-family residential subdivision (Cypress Bend). The properties are zoned RSF-3 (Residential Single Family – Small Lot District).

Major Site Plan Review

6. [SPLAN-2025-0012: 1214 thru 1236 Gregg Street, 1912 thru 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS#11406-14-01, 11406-14-05, 11406-14-08, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-12, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26](#); request major site plan approval for the construction of a 3-building, 314-unit, multi-family residential development and parking garage (Gregg Street Apartments). The properties are zoned CAC-AP-AVZ and MU-1-AP-AVZ (Community Activity Center/Corridor and Mixed-Use within the Airport Vicinity Zone Overlay District). [Traffic Study](#).

Moved to Regular Agenda

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.

Jim Daniel, a member of the public, asked for item 6 to be removed from the consent agenda.

Mr. Osorio made a motion to remove cases 6 from the consent agenda. Ms. Davis seconded the motion. All aye; motion passed (7-0).

Ms. Coveney made motion to approve the consent agenda, with staff comments, and the August minutes. Mr. Osorio seconded the motion. All aye; motion passed (7-0).

III. REGULAR AGENDA

Removed from the consent agenda:

*** Mr. Holcombe Recused himself from the vote for item 6, SPLAN-2025-0012.

Major Site Plan Review

6. [SPLAN-2025-0012: 1214 thru 1236 Gregg Street, 1912 thru 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS#11406-14-01, 11406-14-05, 11406-14-08, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26](#); Request major site plan approval for the construction of a 3-building, 314-unit, multi-family residential development and parking garage (Gregg Street Apartments). The properties are zoned CAC-AP-AVZ and MU-1-AP-AVZ (Community Activity Center/Corridor and Mixed-Use within the Airport Vicinity Zone Overlay District). [Traffic 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.

Chandler Culbertson, 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.

Jim Daniel, spoke in opposition.

Applicant came up and addressed public concerns.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Cook made a motion to recommend approval of SPLAN-2025-0012 with staff comments and meeting site plan decision standards.

Ms. Coveney seconded the motion. Motion passed (6-0).

*** Mr. Holcombe is now a part of the voting body.

Future Land Use Amendment and Zoning Amendment for Pending Annexation

7. [ANNEX-2025-0016: 1027 Rosewood Drive, TMS# 11203-05-03](#); request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-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.

Mr. Livengood introduced the case #7 and case #8 concurrently, and read the staff recommendation from the case summaries.

Mr. Livengood invited the applicant to come up and speak.

George McCutchen, applicant, came up and gave a summary about the projects.

Steve McNair, applicant, came up and spoke about the projects.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Jim Daniel, spoke in opposition.

Public input closed and Commission discussion continued.

Mr. Cohn asked for a motion.

Mr. Holcombe made a motion to recommend approval of ANNEX-2025-0016 at 1027 Rosewood Dr.

Mr. Osorio seconded the motion. Motion passed (6-1). Mr. Cohn – no.

Zoning Map Amendment

8. [ZMA-2025-0016: 1125 Rosewood Drive, TMS# 11207-04-03](#); request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).

Mr. Holcombe made a motion to recommend approval of ZMA-2025-0016 at 1125 Rosewood Dr. Mr. Harpe seconded the motion. Motion passed (6-1). Mr. Cohn – no.

9. [ZMA-2025-0017: Properties generally bound by Bull Street, Colonial Drive, Harden Street, and Calhoun Street](#), TMS#s 09016-16-02; 09113-15-01; 09113-16-01 through -13; 09113-17-01; 11404-09-01 through -32; 11404-10-01 through -09; 11404-11-01, -03, -04, -05; 11404-12-01; 11501-01-01 (portion), -02, -03, -04, -06, -09, -12, -13, -14, -16, -18 through -26; 11501-02-01 through -04; 11501-03-01; 11501-04-01; 11501-05-01; 11501-06-01; 11502-03-01 through -07; request recommendation on a Major Amendment to a Planned Development District (PD).

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

Chandler Cox, 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.

Seeing and hearing none, board discussion ensued.

Mr. Cohn asked for a motion.

Mr. Osorio made a motion to recommend approval of ZMA-2025-0017 as it meets decision standards outlined in section 17-2.5c in the Unified Development Ordinance. Mr. Harpe seconded the motion. Motion passed (7-0).

7. OTHER BUSINESS

- Announcement of Anna Davis's resignation
- Elected Carlos Osorio as interim vice chair for the remainder of 2025.

8. ADJOURN

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Mr. Harpe made a motion to adjourn the meeting, seconded by Mr. Cook. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 4:47 p.m..

Respectfully submitted,

