



PLANNING COMMISSION

December 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 • MASON HARPE • CARLOS OSORIO
DARREN HOLCOMBE • LILLY COVENEY • CLAY BRABHAM • KELSEY FOSTER

In attendance: Harris Cohn, Steven Cook, Darren Holcombe, Carlos Osorio, Clay Brabham, Kelsey Foster, Mason Harpe

Absent: Lilly Coveney and Ryan Causey

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

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:05 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 [November 13, 2025 Minutes](#).

Zoning Map and Text Amendment

2. [ZMA-2025-0020: 4120 North Main Street, TMS# 09214-14-08](#); request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 2) and amend the Unified Development Ordinance, Chapter 17, Appendix B: Type 2 Landmarks to establish the property as a City of Columbia Landmark.

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

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

3. [ANNEX-2025-0023: 4316 and 4340 Old Leesburg Road, TMS# 22113-01-02](#); request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Residential Single Family Small Lot District (RSF-3) 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 recommendation from the case summary. Mr. Livengood invited the applicant to come up and speak.

Mr. Hank Mabry, 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.

- Ms. Mary Lynn Bare, neighbor, spoke in opposition to the request.
- Mr. Gerald Waller, neighbor, spoke in opposition to the request.

Public input closed and Commission discussion continued.

Mr. Mabry came back to answer questions from the Commissioners.

Mr. Cohn asked for a motion.

Mr. Osorio made a motion to recommend approval of the request at 4316 and 4340 Old Leesburg Road.

Mr. Cook seconded the motion. Motion passed (7-0).

Zoning Map Amendment

4. [ZMA-2025-0019: 3329 River Drive, TMS# 09107-11-08](#); request recommendation to rezone the property from Residential Mixed District (RM-2) in a Historic Preservation Overlay District (OV-HP - Earlewood Protection Area A) to Mixed Use District (MU-1) in a Historic Preservation Overlay District (OV-HP - Earlewood Protection Area A).

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

Ms. Lasenta Lewis-Ellis, 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 Mr. Cohn asked for a motion.

Mr. Holcombe made a motion to recommend approval of the request at 3329 River Drive.
Mr. Osorio seconded the motion. Motion passed (7-0).

Major Site Plan Review

5. [SPLAN-2025-0020: 931 Senate Street, TMS#08916-02-09](#); request major site plan approval for the construction of a 7-story, 221-unit, mixed use building (Local Columbia). The property is zoned RAC, OV-CC, OV-A (Regional Area Center/Corridor within the City Center Design Overlay District and Airport Safety Overlay District – Airport Vicinity Zone). [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.

Mr. Matt Swedenburg, applicant, came up and gave a summary about the project.
Mr. Neil Reed, from the applicant team, answered questions from the Commissioners

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Seeing and hearing none Mr. Cohn asked for a motion.

Mr. Holcombe made a motion to approve SPAN-2025-0020 at 931 Senate Street with staff comments and meeting site plan decision standards.
Ms. Harpe seconded the motion. Motion passed (7-0).

IV. OTHER BUSINESS

None

V. ADJOURN

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