



PLANNING COMMISSION

January 15, 2026
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: Lilly Coveney, Steven Cook, Ryan Causey, Darren Holcombe, Carlos Osorio, Clay Brabham, and Kelsey Foster

Absent: Harris Cohn, Mason Harpe

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

I. CALL TO ORDER/ROLL CALL

Mr. Osorio, Vice-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 December 11, 2025 Minutes

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. ANNEX-2025-0024: 700 Jacobs Mill Pond Rd., TMS# 28800-01-04; request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Planned Development (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.
3. ANNEX-2025-0025: RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Rd, TMS# 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37; 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 (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential Transition (RT) by Richland County.

Planned Development Site Plan Review

4. SPLAN-2025-0021: 225 and 227 Harbison Boulevard, TMS# 002797-01-025; request major site plan approval to construct a restaurant (Panda Express, LLC). The property is zoned PD (Planned Development – Harbison).

Mr. Osorio reviewed the procedure for consent agenda items. Ms. Statler reviewed the consent agenda. During the reading of the consent agenda, Mr. Osorio 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 December minutes. Ms. Holcombe seconded the motion. All aye; motion passed (6-0).

III. REGULAR AGENDA

Zoning Text Amendment

5. TA-2025-0016: request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.2. Principal Uses (c) Standards for Specific Principal Uses; and Article 9: Definitions and Rules of Measurement Sec. 17-9.4 Definitions, to modify standards for short-term rentals (STR) in Residential Base Zoning Districts.

Mr. Livengood introduced the case, and read the staff recommendation from the case summary. Discussion between staff, Commission members, and applicant ensued. Members of the public were invited to speak. Seeing and hearing none, board discussion ensued.

*** Ms. Coveney is now a part of the voting body ***

Mr. Osorio asked for a motion.

Mr. Holcombe moved to recommend approval of TA-2025-0016, citing that it meets the decision standards of the UDO.

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

IV. OTHER BUSINESS

- Officer Elections

Harris Cohn elected to serve as chair for 2026 and Carlos Osorio elected to serve as vice chair for 2026.

V. ADJOURN

There being no further business before the Commission, Mr. Osorio asked for a motion to adjourn. Mr. 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 4:21 p.m..

Respectfully submitted,
Planning & Development Services Department