



## PLANNING COMMISSION

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February 12, 2026  
Regular Session, 4:00 P.M.  
City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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RYAN CAUSEY • HARRIS COHN • STEVEN COOK • MASON HARPE • CARLOS OSORIO  
DARREN HOLCOMBE • LILLY COVENEY • CLAY BRABHAM • KELSEY FOSTER

In attendance: Steven Cook, Darren Holcombe, Carlos Osorio, Harris Cohn, and Kelsey Foster

Absent: Ryan Causey, Lilly Coveney, Mason Harpe, Clay Brabham

Staff: Madelyn Bowden, Johnathan Chambers, Leigh DeForth, Coelette Gruber, Andrew Livengood, Lucinda Statler, and Justin Steinmann.

### I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Vice-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.

Ms. Statler noted the case number 7 on regular agenda, SPLAT-2025-0080, was deferred by the applicant. She requested that case number 6, SPLAT-2026-0003 be moved from consent to regular agenda due to a number of public comments received prior to the meeting.

### II. CONSENT AGENDA

1. Approve [January 15, 2026 Minutes](#)

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

2. [ANNEX-2026-0001: 450 and 460 Lake Murray Boulevard, TMS# 05000-04-19 and 05000-04-20](#); request recommendation on the assignment of the land use classification of Urban Edge Regional Activity Center (UEAC-2) and the assignment of zoning of Mixed-Use District (MU-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Homestead (HM) and Residential Transition (RT) by Richland County.

#### **Future Land Use Map Amendment**

3. [LUMA-2026-0001: 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02](#); request recommendation on the confirmation of future land use classifications of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2). The properties are currently assigned interim future land use

classifications of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2).

### **Zoning Map Amendment**

4. [ZMA-2025-0021: 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02](#); request recommendation on the confirmation of zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1). The properties are currently assigned interim zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1).
5. [ZMA-2026-0002: 150 Dutchman Boulevard, 5.71 acres N/S Lake Murray Boulevard, 3.56 acres and 0.52 acres S/S Broad River Road, TMS#s 05000-04-40, 05000-04-45, 05000-04-47, and 05003-01-18](#); request recommendation to rezone the properties from Light Industrial (LI) and Planned Development (PD) to Mixed Use District (MU-2).

### **Preliminary Plat Review**

6. [SPLAT-2026-0003: ±2.60 acres, Southridge Way, TMS#28800-01-03](#); request preliminary plat approval for the construction of a 12-lot, single-family residential attached development (Southridge Duplexes). The property is zoned PD (Planned Development – Woodcreek Farms).

**Moved to Regular Agenda**

Mr. Osorio made motion to move case number 6, SPLAT-2026-0003, to regular agenda. Mr. Cook seconded the motion. All aye; motion passed (5-0).

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

## **III. REGULAR AGENDA**

### **From Consent Agenda:**

6. [SPLAT-2026-0003: ±2.60 acres, Southridge Way, TMS#28800-01-03](#); request preliminary plat approval for the construction of a 12-lot, single-family residential attached development (Southridge Duplexes). The property is zoned PD (Planned Development – Woodcreek Farms).

Mr. Chambers introduced the case, and read the staff summary from the case summary and invited the applicant to speak. Madison Pickerel, the applicant, came up and gave a brief overview of the case and offered to answer any questions.

Discussion between staff, Commission members, and applicant ensued.

Members of the public were invited to speak.

Those who spoke in opposition:

- Morris Goens
- Clayton Beck
- Kevin Lundy
- Joseph Campbell
- Gary Bell

Public comment period closed. The applicant, Ms. Pickerel, came up to address concerns.

Discussion between staff, Commission members, and applicant ensued.

Mr. Cohn asked for a motion.

Mr. Osorio made motion to defer SPLAT-2026-0003. Mr. Cook seconded the motion. All aye; motion passed (5-0).

#### Preliminary Plat Review

7. SPLAT-2025-0080: ±4.86 Acres, 318 Pickens Street, 1600 Block of Phelps Street, TMS#11307-18-06 and 11307-18-07, request preliminary plat approval to amend a previously approved cluster housing development (Wheeler Hill Phase II, Section Two). The properties are zoned RMD (Residential Mixed).

Deferred prior to meeting

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

- Columbia Compass Update presented by Ms. DeForth.
- P&DS Director, Justin Steinmann, introduced himself to the Commission.

#### **V. ADJOURN**

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Mr. Foster made a motion to adjourn the meeting, seconded by Mr. Osorio. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 5:23 p.m..

Respectfully submitted,  
Planning & Development Services Department