



PLANNING COMMISSION

March 12, 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: Steven Cook, Darren Holcombe, Carlos Osorio, Harris Cohn, Mason Harpe, Clay Brabham and Kelsey Foster

Absent: Ryan Causey, Lilly Coveney

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

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Vice-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.

Ms. Statler noted the cases 4, 5, and 7 on regular agenda were deferred by the applicant.

II. CONSENT AGENDA

1. Approve [February 12, 2026 Minutes](#).

Major Site Plan Review

2. [SPLAN-2026-0003: 5.79 acres, 210 Ranger Point Court, TMS#16200-04-18](#); request major site plan approval for the construction of a ±117,000 sq. ft. warehouse (LDE Shop Grove LLC). The property is zoned LI (Light Industrial District).

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

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

3. [ANNEX-2026-0002: 6701 Windwan Drive and NE/S Highway 77, TMS# 16408-02-06 and 16408-02-17 \(portion\)](#); 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 – Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) and Residential (R2) by Richland County.

Ms. Gruber introduced the case, and read the staff summary from the case summary and invited the applicant to speak. Philip Laphridge, the developer of the property, 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 in opposition:

Andy Love

Justin Marshall

Robert Wright

Rebecca Talley

Public input closed.

The applicant came up to address concerns.

Discussion between staff, Commission members, and applicant ensued.

Mr. Cohn asked for a motion.

Mr. Osorio made motion to recommend approval of ANNEX-2026-0002 at 6701 Windwan Drive, as it will result in development that will be served by available, adequate and suitable public facilities. Mr. Cook seconded the motion. All aye; motion passed (7-0).

4. ANNEX-2026-0003: NX Shop Road Extension, TMS# 09408-01-24; request recommendation on the assignment of the land use classification of Light Industrial (LI) and the assignment of zoning of Light Industrial (LI) for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.
5. ANNEX-2026-0004; 352.88 acres adjacent to Blue Ridge Terrace, Monticello Road, and Allen Street: 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35; request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S), and the assignment of zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.

Zoning Map Amendment

6. [ZMA-2026-0003: 84, 92, 94, 100 and 108 Bluff Road, TMS#s 11204-02-40, 11204-02-39 and 11204-02-38](#); request recommendation to rezone the properties from Residential Two-Family

- Mill Village District (RD-MV) to Residential Mixed District (RM-1), portions of the property are within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW).

Mr. Holcombe recused.

Mr. Livengood introduced the case, and read the staff summary from the case summary and invited the applicant to speak. Jason Holliday, the developer of the property, 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 in opposition:

Viola Henley

Public input closed.

The applicant came up to address concerns.

Discussion between staff, Commission members, and applicant ensued.

Mr. Cohn asked for a motion.

Mr. Brabham made motion to recommend approval of ZMA-2026-0003 at 84, 92, 94, 100 and 108 Bluff Road, noting that it meets the decision standards set forth in the UDO. Mr. Foster seconded the motion. All aye; motion passed (6-0).

Mr. Holcombe returned and is a part of voting body.

Preliminary Plat Review

7. SPLAT-2025-0080: ±4.86 Acres, 318 Pickens Street, 318 Pickens Street, 1600 Block of Phelps Street, TMS#11307-18-06 and 11307-19-02, request preliminary plat approval to amend a previously approved cluster housing development (Wheeler Hill Phase II, Section Two). The properties are zoned RM-2 (Residential Mixed).

DEFERRED

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. Harpe. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 5:23 p.m..

Respectfully submitted,
Planning & Development Services Department