PLANNING COMMISSION

MINUTES
July 9, 2026
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

HARRIS COHN • CARLOS OSORIO • MASON HARPE • LILLY COVENEY • DARREN HOLCOMBE
KELSEY FOSTER • CLAY BRABHAM • MADISON PICKREL • LAUREN ROGERS

In attendance: Harris Cohn, Clay Brabham, Kelsey Foster, Lilly Coveney, Mason Harpe, Madison Pickrel, Lauren Rogers, Darren Holcombe and Carlos Osorio

Absent: None.

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

I. CALL TO ORDER / ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:02 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 no. 9 on regular agenda; SPLAN-2026-0009, was deferred by request of the applicant.

*Mr. Harpe recused himself from the vote of the consent agenda.

II. CONSENT AGENDA

1. Approve June 11, 2026 Minutes.

Future Land Use Amendment and
Zoning Amendment for Pending Annexation

2. ANNEX-2026-0012: 4116 Farrow Road, TMS# 11606-05-33; Request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Neighborhood Activity Center/Corridor District (NAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

3. ANNEX-2026-0013: 551 Spears Creek Church Road, TMS#s 25715-05-01 and 25715-05-02; request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-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 Planned Development District (PD) by Richland County.

Major Site Plan Review

4. SPLAN-2026-0007: 609 Clif Kinder Road, TMS#s 19100-06-01, 19100-06-06, and 19100-06-14; request major site plan approval to construct an educational facility (Ethos Academy - Charter School). The property is zoned PD (Planned Development – Burnside Farms), *with the additional condition to implement the recommendations of the Traffic Impact Study submitted to staff.*

Preliminary Plat Review

5. SPLAT-2025-0064: 1002 Drake Street, TMS# 16408-01-01; request preliminary plat approval to construct a 118-lot, attached single-family residential subdivision (Cedar Cove). The properties are zoned MU-1 (Mixed-Use).

Zoning Map Amendment

6. ZMA-2026-0008: Harbison Planned Development District – commercial properties generally on Harbison Boulevard, Columbiana Drive, Bower Parkway, Saturn Parkway, Fernandina Road, Parkridge Drive, Lake Murray Boulevard, Kinley Road, and Woodcross Drive, Lexington County TMS#s 001939-01-001 through -006, -008, -010 through -013, 001941-01-001 through -012, -014 through -018, 001999-02-057, -072, -075, -077, -078, 002763-01-001 through -006, -012 through -015, -017 through -019, 002797-01-005, 025, -029, -030, -032, -033, -035 through -037, -042 through -044, -047, 002898-01-010, -013, -015, -016, -018 through -020, -023 through -025, -027 through -029, -031, -033 through -035, -037, -038, 002898-03-013, -019, -026, -028; Richland County TMS#s 03914-06-01 through -07, 04904-01-02 through -06, 04904-02-01, 04907-01-15 through -17, 04907-02-01 and -02, 04908-01-03, -15, -16, 04908-02-02, 04908-03-01 through -04, 04910-02-01, 04911-06-01, 04911-06-04, 04915-08-01, 05000-03-02, 05000-04-49, -51, -59, -71, -72, 05000-07-01- through -03, 05000-07-05, 05001-01-05 through -13, 05001-02-01, -04, 05001-03-02, 05002-01-04A, -04B, -05, -06, 05002-02-01 through -03, 05005-01-04, 06200-01-01, 06200-01-18, 06200-01-22, 06200-01-25; request recommendation on a Major Change to a Planned Development District to permit body piercing facilities and tattoo establishments within Commercial and Employment areas.

Mr. Cohn asked if any member of the commission wanted to remove any case from the consent agenda. Seeing and hearing none, Mr. Cohn asked if any member of the public wanted to remove any case from the consent agenda. Seeing and hearing none, Mr. Cohn asked for a motion.

Mr. Osorio made motion to approve the consent agenda, with staff comments, and the June minutes.
Mr. Brabham seconded the motion. Motion passed (8-0).

*Mr. Harpe returned to the voting body.

III. REGULAR AGENDA

Future Land Use Amendment and
Zoning Amendment for Pending Annexation

7. ANNEX-2026-0014: 31.34 acres at 1215 Mason Road and N/S Mason Road and Denton Drive, TMS#s 11809-01-14, 15, 16 and 11813-01-01; request recommendation on the assignment of land use classifications of Urban Edge Multi-family (UEMF), Urban Edge Residential Small Lot (UER-1), and Transportation & Utilities (TU) (in the adjacent I-20 right-of-way), and assignment of zoning of Residential Mixed District (RM-2) and Mixed Use District (MU-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and partially within a Community Activity Center Node, and zoned Residential 4 (R4), Homestead (HM) and Residential Transition (RT) by Richland County.

Ms. Gruber introduced the case, and read the staff summary from the case summary and invited the applicant to speak. Anthony Lawrence, with Mota Design, 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:
Benjamin Scott
Paige Foulks
James Starnes, President of North 21 Terrace Neighborhood
Reverend Dr. Anthony McCallum
Brenda Starnes
David Lewis
Michele Freeman

The applicant, Mr. Lawrence, came up and addressed the concerns.

Public input closed.
Mr. Cohn asked for a motion.

Mr. Cohn made motion to recommend approval of the land use classification for ANNEX-2026-0014 but recommend denial of the zoning assignment for all 4 TMS numbers.

Mr. Brabham seconded the motion. Motion passed (7-2). Mr. Holcombe & Mr. Osorio – no.

Zoning Map Amendment

8. ZMA-2026-0009: 3.03 acres N/S Mason Rd. at N Main Street, TMS# 11813-01-05; request recommendation to rezone the property from Residential Mixed District (RM-2) to Mixed Use District (MU-1).

Mr. Livengood introduced the case, and read the staff summary from the case summary and invited the applicant to speak. Anthony Lawrence, with Mota Design, 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:
Cindy Lightner
Brenda Starnes
James Starnes

Public input ended.
Mr. Cohn asked for a motion.

Mr. Foster made motion to recommend approval of ZMA-2026-0009 as it meets all decision standards. Mr. Holcombe seconded the motion. Motion passed (9-0).

Major Site Plan Review

9. SPLAN-2026-0009: 101, 119, and 125 Lake Murray Boulevard, TMS#s 04908-01-01, 05009-01-01, 05009-01-02; request for major site plan approval for the construction of a 300-unit, multi-family residential development (Maddison Apartments). The properties are zoned RM-2 (Residential Mixed).

DEFERRED BY APPLICANT

IV. OTHER BUSINESS

V. 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. Osorio. The motion to adjourn passed by a unanimous vote (9-0), and the meeting was adjourned at 5:47 p.m..

Respectfully submitted,
Planning & Development Services Department