PLANNING COMMISSION

MINUTES
August 13, 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 and Carlos Osorio

Absent: Darren Holcombe and Lauren Rogers

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 4:09 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 July 9, 2026 Minutes.

Major Site Plan Review

2. SPLAN-2026-0011: 500 Block of Spears Creek Church Road, TMS#28800-01-03; request major site plan approval for the construction a car wash (Tommy's Car Wash). The property is zoned PD (Planned Development – Woodcreek Farms).

Street Names

3. SN-2026-0001: Street Name Request – Name streets within the 2500 block of Atlas Road, TMS#13500-02-04, Atlas Lane, Junction Lane, and Roundhouse Way (The Crossings at Congaree Pointe); the properties are zoned Residential Mixed District (RM-2).

Zoning Map Amendment with Text Amendment

4. ZMA-2026-0010: 2359 Washington Street, TMS# 11411-02-06; request recommendation to rezone the property from Residential Mixed District (RM-2) to Residential Mixed District (RM-2), Historic Preservation Overlay District (OV-HP, Individual Landmark, Types 2 and 3) and amend the Unified Development Ordinance, Chapter 17, Appendix B: Type 2 Landmarks and Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

Zoning Map Amendment

5. ZMA-2026-0011: 617 Richland Street, TMS# 09010-02-09; request recommendation to rezone the property from Regional Activity Center/Corridor District (RAC) to Residential Mixed-District (RM-2); the property is in and will remain within the Downtown Columbia Overlay District (OV-DC).

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 July minutes.
Mr. Brabham seconded the motion. Motion passed (7-0).

III. REGULAR AGENDA

Major Site Plan Review

6. SPLAN-2026-0009: 101, 119, and 125 Lake Murray Boulevard, TMS#04908-01-01, 05009-01-01, 05009-01-02; request 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). Traffic Impact Analysis

Mr. Chambers introduced the case, and read the staff summary from the case summary and invited the applicant to speak. Jack Roboski, came up and gave a brief overview of the case and offered to answer any questions. He introduced Charlie Hager, the civil engineer for the project, to answer questions.

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. Osorio made motion to approve the request for SPLAN-2026-0009: 101, 119, and 125 Lake Murray Boulevard, conditional upon all staff comments being addressed and that it will meet all site plan decision standards. Mr. Foster seconded the motion. Motion passed (7-0).

Preliminary Plat Review

7. SPLAT-2026-0039: 17.82 Acres, 100 Block of Jacobs Mill Pond Road, TMS#25800-03-21, 25800-03-22, 25800-03-36, 25800-03-37; request preliminary plat approval to construct a 42-lot,

detached single-family residential subdivision (Ross Village). The properties are zoned PD (Planned Development – Woodcreek Farms).

*Ms. Pickrel recused from the voting body.

Mr. Chambers introduced the case, and read the staff summary from the case summary. Mr. Chambers noted that the applicant is not present.

Members of the public were invited to speak. Seeing and hearing none, Mr. Cohn asked for a motion.

Mr. Osorio made motion to approve the request for SPLAN-2026-0039: 17.82 Acres, 100 Block of Jacobs Mill Pond Road, conditional upon all staff comments being addressed and that it will meet all site plan decision standards. Mr. Harpe seconded the motion. Motion passed (6-0).

*Ms. Pickrel returned to the voting body.

Zoning Map Amendment

8. ZMA-2026-0012: 4115, 4209 & 4210 N. Main Street, 1101 Duke Avenue, 900 & 1100 Wildwood Avenue, Parcel on Kinderway Avenue, 903, 910 & N/S Hillcrest Avenue, 4201 & W/S Arlington Street; TMS#s 09211-09-01, 09214-01-01, 02, -03 & -10, 09214-03-01, 09215-14-01, 09215-15-01 & -02, 09215-16-01, 09215-20-01 & -02, 09215-21-01, 09215-22-04, -05 & -06 ; request recommendation to rezone the property from Planned Development District (PD), Residential Single Family Small-Lot District (RSF-3), and Community Activity Center/Corridor District (CAC) to Institutional – General District (INS-GEN), Neighborhood Activity Center/Corridor District (NAC), and Residential Mixed-District (RM-2); portions of the property are in, and will remain within, the Historic Preservation Overlay District (OV-HP; portions classified as Individual Landmark Type I and portions within Seminary Ridge Historic District) and the North Main Corridor Design Overlay District (OV-NMC).

Mr. Livengood introduced the case, and read the staff summary from the case summary and invited the applicant to speak. Dr. Lindsey Ott, 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. Seeing and hearing none, Mr. Cohn asked for a motion.

Mr. Harpe made motion to recommend approval of ZMA-2026-0012: 4115, 4209 & 4210 N. Main Street, 1101 Duke Avenue, 900 & 1100 Wildwood Avenue, Parcel on Kinderway Avenue, 903, 910 & N/S Hillcrest Avenue, 4201 & W/S Arlington Street, as it meets all decision standards outlined in the unified development ordinance and in accordance with staff comments. Mr. Osorio seconded the motion. Motion passed (7-0).

IV. OTHER BUSINESS

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 (7-0), and the meeting was adjourned at 4:47 p.m..

Respectfully submitted,
Planning & Development Services Department