PLANNING COMMISSION

MINUTES
September 10, 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, Lilly Coveney, Kelsey Foster, Darren Holcombe, Carlos Osorio, Madison Pickrel and Lauren Rogers

Absent: Mason Harpe

Staff: Andrew Livengood, Lucinda Statler, Johnathan Chambers, Coelette Gruber and David Hatcher

I. CALL TO ORDER / ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:10 p.m.. Mr. Cohn welcomed attendees, members of staff and members of the public, and asked that anyone wishing to speak state their name for the record. Ms. Statler reminded those present to sign in and called the roll; a quorum was established.

Mr. Cohn reviewed the purpose of the consent agenda, noting that it is used to approve routine or non-controversial items such as annexations, street name changes and zoning map amendments by a single motion and vote, and that any item may be removed for discussion on the regular agenda at the request of a Commission member or a member of the public.

II. CONSENT AGENDA

1. Approve August 13, 2026 Minutes.

Future Land Use Amendment and
Zoning Amendment for Pending Annexation

2. ANNEX-2026-0016: 501, 511, and S/S Clemson Road, TMS# 25700-03-02, 25700-03-05, and 25700-03-03; request recommendation on the assignment of the land use classification of Civic/Institutional (C/I) and the assignment of zoning of Employment Campus District (EC) for a

pending annexation. The property is currently classified as Mixed-Use Activity Center and zoned Light Industrial (M-1) by Richland County.

Major Site Plan Review

3. SPLAN-2026-0012: 575 Spears Creek Church Road, TMS#28800-02-29; request major site plan approval for the construction of a restaurant (Chick-fil-A). The property is zoned PD (Planned Development – Woodcreek Farms).

***Ms. Pickrel recused from the voting body.**

Ms. Statler read the consent agenda. 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.

Ms. Coveney made motion to approve the consent agenda, with staff comments, and the August minutes.

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

***Ms. Pickrel returned to the voting body.**

III. REGULAR AGENDA

Mr. Cohn reviewed the meeting format, advising that staff would read each case, that the applicant would be allotted ten minutes to present, that members of the public would be given the opportunity to address their concerns in intervals of two minutes, that the applicant would then be allowed to respond, and that the Commission reserves the right to amend those procedures on a case-by-case basis.

Text Amendment

2. TA-2026-0005: request recommendation on amendment to the Unified Development Ordinance, Chapter 17 - Article 3: Zoning Districts, Sec. 17-3.7 (k) OV-CCP: Community Character Protection Overlay District, to clarify applicability of the standards for limits to demolition within the district.

Mr. Livengood introduced the case and read the staff summary, advising that he, as Zoning Administrator, is the applicant, and he summarized the request.

Discussion between staff and Commission members ensued.

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

Mr. Foster made motion to recommend approval of TA-2026-0005. Mr. Osorio seconded the motion. All aye; motion passed (8-0).

3. TA-2026-0006: request recommendation on amendment to the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.2. Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses; and Article 9: Definitions and Rules of Measurement Sec. 17-9.3. Use Classification and Interpretation (a) Principal Use Classification System to add recovery housing as a principal use and establish and clarify related definitions and standards.

   Mr. Livengood introduced the case and read the staff summary, advising that he, as Zoning Administrator, is the applicant.

   Extensive discussion between staff and Commission members ensued.

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

   Mr. Holcombe made a motion to recommend approval of TA-2026-0006, subject to the Planning Commission's recommendation that staff consider adding a periodic review to the amendment, that the periodic review mirror or be similar to the SCAR and Oxford House programs in standards and period of review, and that any recovery home in the City of Columbia that is unchartered or uncertified be subject to that periodic review. Ms. Pickrel seconded the motion.

   Mr. Cohn made motion to amend the motion so that the periodic review is proposed as a requirement, with staff to propose language for Council's consideration rather than the Commission recommending only that staff consider it. Mr. Holcombe accepted the amendment. Ms. Coveney seconded the motion to amend.

   Amended motion passed (7-1). Mr. Osorio – no.

IV. OTHER BUSINESS

None.

V. ADJOURN

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn.

Ms. Rogers made a motion to adjourn the meeting, seconded by Ms. Coveney. The motion to adjourn passed by a unanimous vote (8-0), and the meeting was adjourned at 5:53 p.m..

Respectfully submitted,
Planning & Development Services Department