PLANNING COMMISSION

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

The City of Columbia Planning Commission will conduct a meeting on Thursday, August 13, 2026 at 4:00pm, in City Council Chambers. This meeting will be open to the public, and public comment may be provided in-person.

The public may submit letters and statements via email to CoCPC@columbiasc.gov until 12:00 noon the day before the meeting (Wednesday). Please be sure to include your name and the case information, such as the address and topic of the request. These comments will be provided to the Planning Commission members in advance of the meeting. For additional information, please visit our website at https://planninganddevelopment.columbiasc.gov/planning-commission/.

Review of applications prior to release of the final hyperlinked agenda can be requested by calling 803.545.3333 or by email to Lucinda.Statler@columbiasc.gov. For additional information please visit our website at https://planninganddevelopment.columbiasc.gov.

I. CALL TO ORDER / ROLL CALL

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).

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

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).

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).

IV. OTHER BUSINESS

V. ADJOURN

MEETING FORMAT

Applicants with requests before the Planning Commission are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers,

and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

CONSENT AGENDA

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include approval of site plans, annexations, and street names. If a member of the Planning Commission or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

PUBLIC MEETING ACCOMMODATIONS

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's Interim ADA Coordinator at (803) 545-3004 or e-mail Sharon.Nelson@columbiasc.gov as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.