PLANNING COMMISSION

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

The City of Columbia Planning Commission will conduct a meeting on Thursday, September 10, 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 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).

III. REGULAR AGENDA

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.

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.

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.