PLANNING COMMISSION

November 12, 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, November 12, 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. AGENDA

1. Approve October 8, 2026 Minutes.

Future Land Use Amendment and
Zoning Amendment for Pending Annexation

2. ANNEX-2026-0018: 7637, 7609, 7531, and 7529 Monticello Road, TMS# 07600-02-14, 07600-02-15, 07600-02-16, and 07600-02-17; request recommendation on the assignment of the land use classification of Universities/Colleges (U/C) and the assignment of zoning of Institutional - General District (INS-GEN) for a pending annexation. The properties are currently classified as Agriculture and zoned Homestead (HM); and Residential Transition (RT) by Richland County.

DRAFT

3. ANNEX-2026-0019: 150 Castle Road, TMS# 09101-04-01; request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single-Family Large Lot District (RSF-1) portions within the Floodplain Overlay District (OV-FP) for a pending annexation. The property is currently classified as Mixed-Density Residential and zoned Residential 2 (R2) by Richland County.

4. ANNEX-2026-0020: 4040 Conners Street, TMS# 14104-04-16; request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single Family – Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Suburban Residential and zoned Residential 2 (R2) by Richland County.

Comprehensive Plan Amendment

5. COMPLAN-2026-0001: Sharing the Road; request recommendation on the adoption of *Sharing the Road: A Comprehensive Safety Action Plan* as an addendum to the Transportation Element of the City of Columbia's Comprehensive Plan, *Columbia Compass: Envision 2036*.

6. NACPLAN-2026-0001 Congaree Riverfront Park master plan; request recommendation on the adoption of the Congaree Riverfront Park master plan as an addendum to the City of Columbia's Comprehensive Plan.

Major Site Plan Review

7. SPLAN-2024-0007: Southwest Corner Lorick Avenue and West Avenue, TMS#09116-02-12; Request major site plan approval for the construction of a 6-building, 144-unit, multifamily apartment development (Lofts at Lorick Park). The property is zoned RM-1 (Residential Mixed District.

8. SPLAN-2026-0018: 551 Spears Creek Church Road, TMS#25715-05-01 and 25715-05-02; Request major site plan approval for the construction of a drive-thru restaurant (Seven Brew). The property is zoned PD (Planned Development – Woodcreek Farms).

Zoning Map Amendment with Text Amendment

9. ZMA-2026-0015: 1136 Washington Street, TMS# 09013-05-02; Request recommendation to rezone the property from Downtown Activity Corridor (DAC) within the Downtown Columbia Overlay District (OV-DC) to Downtown Activity Corridor (DAC), within the Downtown Columbia Overlay District (OV-DC) and Historic Preservation Overlay District (OV-HP, Individual Landmark), and amend the Unified Development Ordinance, Chapter 17, Appendix A: Type 1 Landmarks to establish the property as a City of Columbia Landmark.

10. ZMA-2026-0016: 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118 1120, 1122, 1124 Washington Street, and 1332 and 1334 Assembly Street, TMS# 09013-05-01 and 09013-05-18; Request recommendation to rezone the property from Downtown Activity Corridor (DAC), Downtown Columbia Overlay District (OV-DC) to Downtown Activity Corridor (DAC), and Downtown Columbia Overlay District (OV-DC), Historic Preservation Overlay District (OV-HP,

DRAFT

Individual Landmark) and amend the Unified Development Ordinance, Chapter 17, Appendix B: Type 2 Landmarks to establish the property as a City of Columbia Landmark.

Zoning Map Amendment

10. ZMA-2026-0013: 100 and 120 Main Street, 1200, 1202, 1206, 1210, and 1212 Whaley Street, 115, 123, and 131 Sumter Street, 1211 Heyward Street, 1, 21, 23, and 25 Evans Street, and closed portions of an alleyway and Evans Street, TMS#s 11301-06-01 through -07, -11, -13, and -14, 11301-07-01, -02, -04, -07, and -08, 11301-21-02; request recommendation to rezone the property from Neighborhood Activity Center/Corridor District (NAC) and Employment Campus District (EC) to Institutional - General District (INS-GEN). Portions of the property are in, and will remain within, the Floodplain Overlay District (OV-FP).

11. ZMA-2026-0014: 100 Columbiana Circle, Suite 920, TMS# 001939-01-010 (portion); request recommendation on a Major Change to a Planned Development District to permit a body piercing facility or tattoo establishment within the specified retail suite.

12. ZMA-2026-0017: 460 Lake Murray Boulevard, 450 Lake Murray Boulevard (0.93-acre portion), and 2.28-acre portion of N/S Lake Murray Boulevard, TMS#s 05000-04-19, 05000-04-20 (portion), and 05000-04-47 (portion); request recommendation to rezone the property from Mixed Use District (MU-2) to Community Activity Center/Corridor District (CAC).

III. OTHER BUSINESS

Continuing Education Reminder

IV. 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.

DRAFT