



PLANNING COMMISSION

February 12, 2026
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

HARRIS COHN • RYAN CAUSEY • STEVEN COOK • CARLOS OSORIO • MASON HARPE
LILLY COVENEY • DARREN HOLCOMBE • KELSEY FOSTER • CLAY BRABHAM

The City of Columbia Planning Commission will conduct a meeting on **February 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. CONSENT AGENDA

1. Approve [January 15, 2026 Minutes](#)

Future Land Use and Zoning Amendment for Pending Annexation

2. [ANNEX-2026-0001: 450 and 460 Lake Murray Boulevard, TMS# 05000-04-19 and 05000-04-20](#); request recommendation on the assignment of the land use classification of Urban Edge Regional Activity Center (UEAC-2) and the assignment of zoning of Mixed-Use District (MU-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Homestead (HM) and Residential Transition (RT) by Richland County.

Future Land Use Map Amendment

3. [LUMA-2026-0001: 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02](#); request recommendation on the confirmation of future land use classifications of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2). The properties are currently assigned interim future land use classifications of Urban Core Community Activity Center (UCAC-2) and Urban Edge Residential Large Lot (UER-2).

Zoning Map Amendment

4. [ZMA-2025-0021: 1227 and 1235 Bakersfield Road, 106, 112, 118, 119, 130, 131 and 140 Diamond Lane, and 1049, 1057, and 1065 Statler Road, TMS# 07402-04-16, 07402-04-10, 07401-06-01, and 07401-06-02](#); request recommendation on the confirmation of zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1). The properties are currently assigned interim zoning of Community Activity Center/Corridor District (CAC) and Residential Single Family Large Lot District (RSF-1).
5. [ZMA-2026-0002: 150 Dutchman Boulevard, 5.71 acres N/S Lake Murray Boulevard, 3.56 acres and 0.52 acres S/S Broad River Road, TMS#s 05000-04-40, 05000-04-45, 05000-04-47, and 05003-01-18](#); request recommendation to rezone the properties from Light Industrial (LI) and Planned Development (PD) to Mixed Use District (MU-2).

Preliminary Plat Review

6. [SPLAT-2026-0003: ±2.60 acres, Southridge Way, TMS#28800-01-03](#); request preliminary plat approval for the construction of a 12-lot, single-family residential attached development (Southridge Duplexes). The property is zoned PD (Planned Development – Woodcreek Farms).

III. REGULAR AGENDA

Preliminary Plat Review

7. [SPLAT-2025-0080: ±4.86 Acres, 318 Pickens Street, 328 Pickens Street, 1600 Block of Phelps Street, TMS#11307-18-06 and 11307-19-01](#); request preliminary plat approval to amend a previously approved cluster housing development (**Wheeler Hill Phase II, Section Two**). The properties are zoned RM-2 (Residential Mixed).

IV. OTHER BUSINESS

- 🌀 Columbia Compass Update

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.