



PLANNING COMMISSION

June 11, 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 **June 11, 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 [May 14, 2026 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2026-0008: 2423 and 2425 Kent Street, TMS# 11504-30-32 \(portion\) and 11504-30-31 \(portion\)](#); Request recommendation on the assignment of the land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.
3. [ANNEX-2026-0011: 1920 Pineview Drive, 19100-05-15](#); Request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1) 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 General Commercial (GC) by Richland County.

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2026-0009: 3801 and 3719 Old Leesburg Road, TMS# 22105-03-04 and 22105-03-03](#); Request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC - 1) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 4 (R4) by Richland County.
3. [ANNEX-2026-0010: 7601, E/S and W/S Wilson Boulevard, TMS# 14303-01-18, 14303-01-19, and 14303-01-21](#); Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Light Industrial District (LI) and Residential Single Family - Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Zoning Map Amendment

4. [ZMA-2026-0005: 817 Colleton Street, TMS# 11706-11-02](#); request recommendation to rezone the property from Residential Single-Family Small Lot District (RSF-3) to Residential Mixed District (RM-2).
5. [ZMA-2026-0006: 705 Saluda Avenue, TMS#s 11308-06-09 and 11308-06-13](#); request recommendation to rezone the properties from Community Activity Center/Corridor District in the Five Points Design Overlay District (CAC, OV-5P) to Community Activity Center/Corridor District (CAC); removing the overlay district.
6. [ZMA-2026-0007: 513 S. Saluda Avenue, TMS# 11212-05-03](#); request recommendation to rezone the property from Employment Campus District in the Airport Safety Overlay District (EC, OV-A) to Residential Mixed District in the Airport Safety Overlay District (RM-2, OV-A).

Text Amendment

7. [TA-2026-0004](#); request recommendation on amendment to the Unified Development Ordinance, Chapter 17 - Article 7: Nonconformities, Sec. 17-7.2. Nonconforming Uses, to allow the re-establishment of nonconforming non-depository personal credit institutions within a specified distance, subject to conditions.

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.