



PLANNING COMMISSION

July 9, 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, July 9, 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 [June 11, 2026 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. [ANNEX-2026-0012: 4116 Farrow Road, TMS# 11606-05-33](#); Request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Neighborhood Activity Center/Corridor District (NAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.
3. [ANNEX-2026-0013: 551 Spears Creek Church Road, TMS#s 25715-05-01 and 25715-05-02](#); request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1) and the assignment of zoning of Planned Development (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development District (PD) by Richland County.

Major Site Plan Review

4. [SPLAN-2026-0007: 609 Clif Kinder Road, TMS#s 19100-06-01, 19100-06-06, and 19100-06-14](#); request major site plan approval to construct an educational facility (Ethos Academy - Charter School). The property is zoned PD (Planned Development – Burnside Farms).

Preliminary Plat Review

5. [SPLAT-2025-0064: 1002 Drake Street, TMS# 16408-01-01](#); request preliminary plat approval to construct a 118-lot, attached single-family residential subdivision (Cedar Cove). The properties are zoned MU-1 (Mixed-Use).

Zoning Map Amendment

6. [ZMA-2026-0008: Harbison Planned Development District – commercial properties generally on Harbison Boulevard, Columbiana Drive, Bower Parkway, Saturn Parkway, Fernandina Road, Parkridge Drive, Lake Murray Boulevard, Kinley Road, and Woodcross Drive, Lexington County TMS#s 001939-01-001 through -006, -008, -010 through -013, 001941-01-001 through -012, -014 through -018, 001999-02-057, -072, -075, -077, -078, 002763-01-001 through -006, -012 through -015, -017 through -019, 002797-01-005, 025, -029, -030, -032, -033, -035 through -037, -042 through -044, -047, 002898-01-010, -013, -015, -016, -018 through -020, -023 through -025, -027 through -029, -031, -033 through -035, -037, -038, 002898-03-013, -019, -026, -028; Richland County TMS#s 03914-06-01 through -07, 04904-01-02 through -06, 04904-02-01, 04907-01-15 through -17, 04907-02-01 and -02, 04908-01-03, -15, -16, 04908-02-02, 04908-03-01 through -04, 04910-02-01, 04911-06-01, 04911-06-04, 04915-08-01, 05000-03-02, 05000-04-49, -51, -59, -71, -72, 05000-07-01- through -03, 05000-07-05, 05001-01-05 through -13, 05001-02-01, -04, 05001-03-02, 05002-01-04A, -04B, -05, -06, 05002-02-01 through -03, 05005-01-04, 06200-01-01, 06200-01-18, 06200-01-22, 06200-01-25](#); request recommendation on a Major Change to a Planned Development District to permit body piercing facilities and tattoo establishments within Commercial and Employment areas.

III. REGULAR AGENDA

Future Land Use Amendment and Zoning Amendment for Pending Annexation

7. [ANNEX-2026-0014: 31.34 acres at 1215 Mason Road and N/S Mason Road and Denton Drive, TMS#s 11809-01-14, 15, 16 and 11813-01-01](#); request recommendation on the assignment of land use classifications of Urban Edge Multi-family (UEMF), Urban Edge Residential Small Lot (UER-1), and Transportation & Utilities (TU) (in the adjacent I-20 right-of-way), and assignment of zoning of Residential Mixed District (RM-2) and Mixed Use District (MU-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and partially within a Community Activity Center Node, and zoned Residential 4 (R4), Homestead (HM) and Residential Transition (RT) by Richland County.

Zoning Map Amendment

8. [ZMA-2026-0009: 3.03 acres N/S Mason Rd. at N Main Street, TMS# 11813-01-05](#); request recommendation to rezone the property from Residential Mixed District (RM-2) to Mixed Use District (MU-1).

Major Site Plan Review

9. SPLAN-2026-0009: 101, 119, and 125 Lake Murray Boulevard, TMS#s 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).

DEFERRED BY APPLICANT

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.