



CITY OF COLUMBIA PLANNING COMMISSION

March 10, 2022

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

HARRIS COHN • ANNA DAVIS • JAMES FROST II • MASON HARPE • LATRELL HARTS •
• ISA MANDELL • RAQUEL THOMAS • FORD TUPPER

In attendance: Anna Davis, James Frost II, LaTrell Harts, Mason Harpe, Ford Tupper, Isa Mandell, Harris Cohn and Raquel Thomas

Absent: None (Latrell Harts entered meeting late)

Staff: Leigh DeForth, Krista Hampton, Hope Hasty, Andrew Livengood, Johnathan Chambers, Skye Robinson Barnes and Lucinda Statler

I. CALL TO ORDER/ROLL CALL

Mr. Frost called the meeting to order at 4:00pm.

Lucinda Statler, Planning Administrator, reviewed ways for the public to participate in the meeting (in person or via email). Ms. Statler called roll; a quorum was established and Ms. Harts was acknowledged as absent. Mr. Frost reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

Approval of Minutes

1. Approve February 10, 2022 Minutes

Interim Comprehensive Plan Map Amendment & Interim Zoning Map Amendment for Pending Annexation

2. **ANNEX-2022-0003: 1.229-acre portion of 181 Newland Road, TMS# 25600-03-15 (portion),** Request to assign an interim land use classification of Urban Edge Community Activity Center (UEAC-1) and assign interim zoning of Light Industrial (LI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.
3. **ANNEX-2022-0005: 28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road, TMS# 28908-03-01 and 28904-01-16,** Request to assign an interim land use classification of Urban Edge Residential Large Lot (UER-2) and assign interim zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP), at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.

Preliminary Plat Review

4. **SPLAT-2021-0107: 1.89 Acres, Planters Drive, TMS#16405-01-04;** request preliminary plat approval for the construction of a multi-family residential subdivision (Streamside). The property is zoned O-I (Office and Institutional District). **DEFERRED**

Major Site Plan Review

5. **SPLAN-2022-0003: 1458 Caroline Road, TMS#16414-08-03;** request major site plan approval for the construction of 35 duplexes (Trinity Townhomes). The property is currently zoned RU (Rural) in Richland County and is being considered for annexation with an O-I (Office and Institutional District) zoning classification. **DEFERRED**
6. **SPLAN-2022-0004: 1.68 acres, South of 7743 and 7749 Garners Ferry Road; TMS#19100-06-01 and -06;** request site plan approval for the extension of a road (Burnside Development, LLC). The properties are zoned PD (Planned Development) within the Burnside Farms PD.

Zoning Map Amendment

7. **ZMA-2022-0003: 5901 Fairfield Road, TMS# 11708-07-01,** Request to rezone the property from General Commercial District (GC) to Light Industrial District (LI).
8. **ZMA-2022-0004: 1101, 1105, and 1107 Balsam Road and 1405 Canal Drive, TMS# 07311-08-05, 07311-08-06, 07311-08-07, and 07311-08-08,** Request to rezone the property from Residential Single Family-Medium Lot District (RSF-2) and Residential Single Family-Small Lot District (RSF-3) to Mixed Use District (MU-1).

Ms. Statler provided brief overview of the cases. Pause provided for public input, no public input received.

Ms. Mandell made motion to accept the consent agenda. Ms. Thomas seconded the motion. Motion carried by a unanimous vote (7-0).

III. REGULAR AGENDA

**Future Land Use Map Amendment
& Zoning Map Amendment for Pending Annexation**

9. **ANNEX-2022-0004: 2905 Two Notch Road, TMS# 11613-12-30 and 11613-12-31,** Request to annex the property and assign a land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of Mixed Use District (MU-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Ms. Statler provided brief overview of proposed project. Pause provided for public input, no public input received.

Ms. Mandell made motion to approve the annexation. Ms. Davis seconded the motion. Motion carried by a unanimous vote (7-0).

Major Site Plan Review

10. **SPLAN-2022-0002: 2615 River Drive, 2629 River Drive, 1129 Benton Street, TMS#09106-05-16, -18, and -20;** request major site plan approval for the construction of a 56-unit, multi-family residential development (Benton Crossing). The properties are zoned NAC, OV-NMC (Neighborhood Center/Corridor within the North Main Corridor Design Overlay District). **Traffic Impact Study.**

Mr. Chambers provided brief overview of the proposed project. Applicant, Parker Zee, reviewed and provided background on the project proposal. Discussion between board, staff and applicant ensued.

Board Member, Latrell Harts entered meeting.

Mr. Chambers introduced letters/read onto file as exhibits A, B and C from Danielle McSwain Shealy. Citizens associated with the neighborhood, Johnathan Wilson, Mary Williams, Dr. Ray Burk and Jim Daniel spoke regarding their concerns for the project.

Discussion between board, staff, citizens and applicant ensued. Mr. Zee commented that they would be willing to adjust the size of the playground.

Ms. Mandell made motion to approve 2615, 2629 River Drive and 1129 Benton Street with the following conditions that all staff comments be taken to account, that an eight-foot privacy fence be installed rather than a six-foot privacy fence, and that an effort be made to preserve all grand trees possible. Ms. Harts seconded the motion. Roll call vote taken. All Aye. Motion passed (8-0).

IV. OTHER BUSINESS

V. ADJOURN

Mr. Frost asked for motion to adjourn. Ms. Mandell made motion to adjourn the meeting, and Mr. Harpe seconded the motion. The motion to adjourn passed by unanimous vote (8-0) and the meeting was adjourned at 5:15 PM.

**Respectfully submitted,
Planning & Development Services Department**