



CITY OF COLUMBIA PLANNING COMMISSION

April 14, 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, LaTrell Harts, Isa Mandell, Raquel Thomas and Ford Tupper

Absent: James Frost II, Mason Harpe and Harris Cohn

Staff: Johnathan Chambers, Skye Robinson Barnes, Krista Hampton, Andrew Livengood, Shane Shaughnessy and Lucinda Statler

I. CALL TO ORDER/ROLL CALL

Lucinda Statler, Planning Administrator, called the meeting to order at 4:04 p.m., due to the absence of the Chair and Vice-chair. She called for a nomination for an acting Chair. Ms. Thomas moved to nominate Ms. Davis as acting Chair. Mr. Tupper seconded the motion. Motion passed 5-0.

Ms. Davis welcomed everyone to the meeting and introduced staff.

Ms. Statler reviewed the meeting format and ways to communicate during the meeting, then called the roll; a quorum was established.

Ms. Davis reviewed the presentation times for applicants and the public. She asked staff to note any changes to the agenda. Ms. Statler noted the changes to the agenda since publication.

II. CONSENT AGENDA

Approval of Minutes

1. Approve **March 10, 2022 Minutes**

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

2. **ANNEX-2022-0006: 0.21 acres W/S Canal Drive, TMS# 07311-08-17**, Request to annex the property, assign a land use classification of Urban Edge Residential Large Lot (UER-2), and assign zoning of Mixed Use District (MU-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-MD by Richland County.
3. **ANNEX-2022-0007: 2311 and 2301 Percival Road, TMS# 19711-06-14 and 19711-06-15**, Request to annex the property and assign a land use classification of Urban Edge Multi-family (UEMF) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RM-HD by Richland County.

4. **ANNEX-2022-0008: 17, 25, and 33 Montreat Court, TMS# 19211-01-31, 19211-01-30, and 19211-01-29**, Request to annex the property and assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Residential Single Family Large Lot District (RSF-1), portions within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.
5. **ANNEX-2022-0009: 3740 Pearl Street, TMS# 09103-06-01**, Request to annex the property, assign a land use classification of Urban Core Mixed Residential-2 (UCMR-2), and assign zoning of Employment Campus (EC) at the time of annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.
6. **ANNEX-2022-0010: 1482 Caroline Road, TMS# 16414-08-04**, Request to annex the property, assign a land use classification of Urban Edge Mixed Residential (UEMR), and assign zoning of Office and Institutional District (OI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

Major Site Plan Review

7. **SPLAN-2022-0003: 1458 Caroline Road, TMS#16414-08-03**; request major site plan approval for the construction of a 25-unit multi-family residential development (Trinity Townhomes). The property is currently zoned EC (Employment Campus) within Richland County and is being considered for annexation with an O-I (Office and Institutional District) zoning. **DEFERRED**
8. **SPLAN-2022-0005: 2301 and 2311 Percival Road, TMS#19711-06-14 and -15**; request major site plan approval for the construction of 180-unit, multi-family residential development (Percival Place). The properties are currently zoned RM-HD (Residential, Multi-Family - High Density District) within Richland County and are being considered for annexation with RM-2 (Residential Mixed District) zoning.
9. **SPLAN-2022-0006: 201 Moore Hopkins Lane, TMS# 07309-02-19**; request major site plan approval for the construction of a 90-unit multi-family residential development (Stoneridge Senior Village). The property is zoned EC (Employment Campus District).
10. **SPLAT-2022-0025: 49.14 acres, Near Sandy Oaks Road, TMS#31700-01-10 and 31700-01-11**; request site plan approval for the construction of a 235-lot single-family residential subdivision (Ellington Subdivision, Phase II). The properties are zoned PD (Planned Development – Woodcreek Farms).
11. **SPLAT-2022-0026: 29.17 acres, Riding Grove Road, TMS#28908-03-01 and 28904-01-16**; request site plan approval for the construction of a 43-lot single-family residential subdivision (Pecan Grove). The properties are currently zoned PDD (Planned Development District) within Richland County and are currently being considered for annexation with PD (Planned Development – Woodcreek Farms) zoning.

Zoning Map Amendment

12. **ZMA-2022-0005: 446 Clemson Road and 446 Clemson Road Ext., TMS# 25700-02-01 and 25700-04-02**; Request to amend the zoning map (currently zoned EC) to General Commercial District (GC). **Moved to Regular Agenda**

Ms. Statler provided brief overview of the cases and advised the deferral of agenda item number seven (7).

Pause provided for public input. Ms. Statler advised staff received questions concerning consent agenda item number 12.

Ms. Mandell made motion to remove item number 12 from the consent agenda. Ms. Harts seconded. All Aye. Motion passed 5-0.

Ms. Davis asked for motion regarding remaining items on consent agenda. Ms. Thomas made motion to approve the consent agenda and the March minutes. Mr. Tupper seconded the motion. All Aye. Motion passed 5-0.

III. REGULAR AGENDA

Zoning Map Amendment

12. ZMA-2022-0005: 446 Clemson Road and 446 Clemson Road Ext., TMS# 25700-02-01 and 25700-04-02; Request to rezone the property from Mixed-Use District (MU-2) to General Commercial District (GC).

Ms. Statler provided an overview of the case and read the questions/concerns submitted by Mr. and Mrs. Brian Alcherme. Applicant Craig Waites, provided a brief overview of the project and responded to the Alcherme's concerns/questions. Mr. Waites provided board members with a map, which Mr. Chambers included as exhibit A for the record.

Pause provided for public input. No public input was received.

Ms. Davis asked for a motion. Ms. Mandell made a motion to approve the zoning map amendment for the 446 Clemson Rd. and 446 Clemson Rd. extension, TMS number 25700-02-01 and 25700-04-2. Ms. Harts seconded the motion. All aye. Motion passed 5-0.

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

13. ANNEX-2021-0024: 20.54 Acres E/S Elmgren Street, TMS# 07312-04-03, Request to annex the property and assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RU and RS-LD by Richland County.

Ms. Statler provided a brief overview of the case. Applicant engineer, Josh Rabon, provided a brief explanation of the proposed project. Discussion between the board and the applicant ensued.

Many members of the community including, Derrick Brown, Michael Haigler, Mr. McGreen and Richard McDaniel, spoke in opposition of the project, citing Density, traffic, etc. concerns. Ms. Statler read emails received during the meeting to the board, all citing the same concerns.

Columbia attorney and representative of the Elm Abode/Huffman Heights neighborhood, Kathleen McDaniel, spoke in opposition of the project, citing Richland county rezoning issues, etc. She recommended the deferral of the case until the release of additional information.

Mr. Rabon responded to community concerns and advised he supported the recommendation of deferring the project to provide time to articulate a clearer vision.

Mr. Chambers added exhibits to the record, including: (Exhibit A) a map of the Elm Abode/Huffman Heights communities with a description encroachment of the high density apartments in the established single family neighborhood, (Exhibit B) a petition against the proposed rezoning of the 20 acre parcel on Atlantic drive and (Exhibit C) a topographical map.

Ms. Davis asked for motion. Ms. Thomas made a motion to defer Annex 2021-0024: 20.54 acres Elmgren St, TMS number 07312-04-03. Ms. Mandell seconded the motion. All aye. Motion passed 5-0.

Major Subdivision Preliminary Plat Review

14. SPLAT-2021-0107: 1.89 Acres, Planters Drive, TMS#16405-01-04; request preliminary plat approval for the construction of an 10-lot single-family residential subdivision (Streamside). The property is zoned O-I (Office and Institutional District).

Mr. Chambers provided a brief overview of the case. Applicant engineer, Josh Rabon, provided a brief explanation of proposed project.

Pause provided for public input. Members of the community, Mary Brassard and Kristen Darby, both spoke in opposition of the proposed project, citing environment, traffic, signage, etc. concerns.

Discussion between board members and applicant ensued.

Ms. Davis asked for motion. Ms. Thomas moved to approve SPLAT 2021-0107: 1.89 Acers, Planters Drive, TMS# 16405-01-04, subject to staff comments. Ms. Mandell seconded the motion. All aye. Motion passed 5-0.

IV. OTHER BUSINESS

V. ADJOURN

Ms. Davis asked for a motion to adjourn. Ms. Harts made a motion to adjourn the meeting, and Mr. Tupper seconded the motion. The motion to adjourn passed by a unanimous vote (5-0) and the meeting was adjourned at 5:24 PM.

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