



# CITY OF COLUMBIA PLANNING COMMISSION

May 12, 2022

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

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

**In attendance:** Harris Cohn, Anna Davis, James Frost II, Mason Harpe and Raquel Thomas

**Absent:** LaTrell Harts, Ford Tupper and (Isa Mandell Resigned)

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

## I. CALL TO ORDER/ROLL CALL

Mr. Frost called the meeting to order at 4:02pm, welcomed everyone to the meeting and introduced staff.

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

Mr. Frost reviewed the presentation times for applicants and the public. He asked staff to note any changes to the agenda. Ms. Statler announced that case number eleven (11) was deferred.

## II. CONSENT AGENDA

### Approval of Minutes

1. Approve April 14, 2022 Minutes

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

2. ANNEX-2022-0011: 3428 Park Street, TMS# 09107-13-01; Request to annex the property and assign a land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

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

3. ANNEX-2022-0012: 12.59 acres Shop Road Extension, TMS# 16200-01-25; Request to annex the property and assign an interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial District (LI) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

4. **ANNEX-2022-0013: 8325 Old Percival Road, TMS# 19813-01-02;** Request to annex the property and assign an interim land use classification of Urban Edge Residential Small Lot (UER-1) and assign interim zoning of Residential Mixed District (RM-1) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RM-HD by Richland County.

**Site Plan Review**

5. **SPLAN-2022-0007: 567 Spears Creek Church Road; TMS#28800-01-03 and 28800-01-22;** request site plan approval for the construction of two private roads (Interstate Associates, LLC). The properties are zoned PD (Planned Development) within the Woodcreek Farms Planned Development.

**Zoning Text Amendment**

6. **TA-2022-0002: Amend Chapter 17, Appendix D: Historic Sub-District Boundaries;** request to add **TMS# 09107-13-01 (3428 Park Street)** to Chapter 17, Appendix D: Historic Sub-District Boundaries (Earlewood Protection Area, Area A) at the time of the property's annexation.

**Future Land Use Map Amendment Confirmation**

7. **LUMA-2022-0001: 1.229-acre portion of 181 Newland Road, TMS# 25600-03-15 (portion),** Request to confirm the future land use classification of Urban Edge Community Activity Center (UEAC-1). The property is currently assigned interim future land use classification of Urban Edge Community Activity Center (UEAC-1).
8. **LUMA-2022-0002: 28.24 acres E/S Riding Grove Road and 0.07 acre SE/S Riding Grove Road, TMS# 28908-03-01 and 28904-01-16,** Request to confirm the future land use classification of Urban Edge Residential Large Lot (UER-2). The property is currently assigned interim future land use classification of Urban Edge Residential Large Lot (UER-2).

**Zoning Map Amendment Confirmation**

9. **ZMA-2022-0007: 1.229-acre portion of 181 Newland Road, TMS# 25600-03-15 (portion),** Request to confirm the zoning of Light Industrial (LI). The property currently has interim zoning of Light Industrial (LI).
10. **ZMA-2022-0008: 28.24 acres E/S Riding Grove Road and 0.07 acre SE/S Riding Grove Road, TMS# 28908-03-01 and 28904-01-16,** Request to confirm the zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP). The property currently has interim zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP).

**Ms. Statler reviewed the consent agenda items and provided minor breakdown of the proposed projects. Mr. Frost provided pause for each agenda item. No public input received.**

**Mr. Frost requested motion. Mr. Cohn announced his voting recusal. Ms. Davis made motion to accept agenda items as presented. Ms. Thomas seconded the motion. All aye, motion passed (5-0).**

**III. REGULAR AGENDA**

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

11. **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-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RU and RS-LD by Richland County.

**DEFERRED**

**Zoning Map Amendment**

12. **ZMA-2022-0006: 5609 Farrow Road, TMS# 11612-03-02;** Request to rezone the property from Community Activity Center/Corridor District (CAC) to General Commercial District (GC).

**Ms. Statler provided a brief overview of the case. Applicant, John C. Sims, provided a brief explanation of proposed project.**

**Discussion between board members and applicant ensued. Pause provided for public input. No public input received.**

**Mr. Frost asked for motion. Ms. Thomas moved to approve ZMA-2022-0006: 5609 Farrow Road, TMS#11612-03-02. Mr. Harpe seconded the motion. Aye voters (Cohn, Harpe and Thomas), Nay voters (Davis and Frost). Motion passed (3-2).**

#### **IV. OTHER BUSINESS**

**Ms. Statler welcomed Steven Cook and Ryan Causey as the two new board members joining the Planning Commission. She also announced the renouncement of Ms. Isa Mandell and thanked her for her service to the City of Columbia Planning Commission over the years.**

#### **V. ADJOURN**

**Mr. Frost asked for a motion to adjourn. Mr. Cohn made a motion to adjourn the meeting, and Ms. Davis seconded the motion. The motion to adjourn passed by a unanimous vote (5-0) and the meeting was adjourned at 4:29 PM.**

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