



# CITY OF COLUMBIA PLANNING COMMISSION

June 9, 2022

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

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RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS • JAMES FROST II  
MASON HARPE • LATRELL HARTS • RAQUEL THOMAS • FORD TUPPER

**In attendance:** Harris Cohn, Ryan Causey, Steven Cook, James Frost II, Mason Harpe and Raquel Thomas

**Absent:** Anna Davis, Raquel Thomas and Ford Tupper

**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 4:04pm, welcomed everyone to the meeting and introduced staff.

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

Mr. Frost reviewed the presentation times for applicants and the public. He asked staff to note any changes to the agenda..

## II. CONSENT AGENDA

### Approval of Minutes

1. Approve May 12, 2022 Minutes

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

2. **ANNEX-2022-0014: 0.10-acre portion, B/S Jacobs Mill Pond Road, TMS# 28900-01-19 (portion),** Request to annex the property and assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Planned Development District (PD) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.
3. **ANNEX-2022-0015: 79.05 acres N/S Percival Road, 4407 Percival Road, and 0.775 acre E/S Newland Road, TMS# 25600-03-04 and 25600-03-30,** Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1); and assign zoning of Residential Mixed District (RM-1) and Light Industrial (LI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

### Site Plan Review

4. ~~SPLAN-2022-0003: 13.4 acres Trinity Drive, 1458 and 1482 Caroline Road, TMS#16414-08-02, -03, and -04; request major site plan approval for the construction of a 91 duplex (182-units), multi-family residential property (currently zoned O-I (Office and Institutional District) and one is currently zoned RU (Rural) in Richland County and is being considered for annexation with an O-I (Office and Institutional District) zoning classification. **Traffic Impact Study.**~~  
**Relocated to regular agenda as #11**
5. **SPLAN-2022-0008: North Side Performance Parkway, TMS#14500-02-24(p); request site plan approval for the construction of a road (Midlands Technical College Enterprise Campus Authority). The property is zoned EC (Employment Campus District).**
6. **SPLAN-2022-0009: 1429 Senate Street, TMS#11401-11-08; request major site plan approval for the conversion of an existing office building into a 119-unit, multifamily residential building (Rutledge Building). The property is zoned CAC, -DD (Community Activity Center/Corridor District within the City Center Design Overlay District).**
7. ~~SPLAN-2022-0010: 12.59 acres, 2800 Block Shop Road Extension, TMS#16200-01-25; request major site plan approval for the construction of two warehouse buildings (± 106,000 sq. ft. and ± 92,000 sq. ft.) within the Shop Grove Industrial Park (Shop Grove Phase IV). The property is zoned LI (Light Industrial) within Richland County but is being considered for annexation with an LI (Light Industrial) zoning classification.~~  
**Relocated to regular agenda as #12**
8. **SPLAN-2022-0011: 38.20 acres, Ranger Point Court, TMS# 16200-04-18; request major site plan approval for the construction of two warehouse buildings (± 106,000 sq. ft. and ± 92,000 sq. ft.) within the Shop Grove Industrial Park (Shop Grove Phase IV). The property is zoned LI (Light Industrial District).**
9. **SPLAN-2022-0012: 583 Spears Creek Church Road, TMS#28800-01-03(p); request site plan approval for the construction of a restaurant (Taco Bell) within the Woodcreek Farms Planned Development. The property is zoned –PD (Planned Development).**

#### Zoning Map Amendment

10. **ZMA-2022-0009: 4921 Broad River Road(p), TMS# 06200-01-07(p); Request to rezone the property from Residential Mixed District (RM-2) to Community Activity Center/Corridor District (CAC).**

Ms. Statler provided brief overview of the consent agenda and announced the change to the regular agenda, as case 4 and 7 were moved to the regular agenda.

Mr. Cohn made a motion to approve the May 12th minutes and the consent agenda subject to staff comments. Motion seconded by Ms. Harts. Motion passed 6-0.

### III. REGULAR AGENDA

#### Zoning Text Amendment

11. **TA-2022-0003: Request to amend Table 17-4.3(B)(5) of the Columbia Code of Ordinances to add the accessory use of "Drive-through facility - Personal Service/Retail Sales", revise the existing accessory use "Drive-through facility" to add "Other", and amend Sec. 17-4.3(d)(2)b to remove the drive-through reference for Automated Teller Machines (ATM's)**

**Ms. Hasty reviewed the proposal. Pause provided for public input.**

**Ms. Harts made motion to approve text amendment. Mr. Causey seconded the motion. All Aye 6-0 Motion Passed.**

12. **TA-2022-0004: Request to amend Chapter 17 of the Columbia Code of Ordinances to eliminate or reduce requirements that require loss of parking and modify requirements related to non-conforming site features.**

**Ms. Hasty reviewed proposal/ Pause provide for public input.**

**Ms. Statler read emails from Jim Irvin, Viola Hendley, Jack McKenzie, Shannon Bobertz, Jennifer Glass, Mike Ely and Karen Ratigan.**

**Mr. Cohn made a motion to approve TA-2022-0004. Mr. Causey seconded the motion.  
All aye, Motion passed 6-0.**

**IV. OTHER BUSINESS**

**V. ADJOURN**

**Mr. Frost asked for a motion to adjourn. Ms. Harts made a motion to adjourn the meeting, and Mr. Cohn seconded the motion. The motion to adjourn passed by a unanimous vote (6-0) and Meeting adjourned at 4:25 PM.**

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