



CITY OF COLUMBIA PLANNING COMMISSION

July 14, 2022

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

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

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

Absent: Ryan Causey and Steven Cook

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

I. CALL TO ORDER/ROLL CALL

James Frost, Chair, called the meeting to order at 4:05 p.m.

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

Ms. Statler announced changes to agenda including case number 4 on consent agenda was withdrawn.

II. EXECUTIVE SESSION

Mr. Cohn made a motion to move into executive session Ms. Thomas seconded the motion. Motion passed 7-0.

The receipt of legal advice elated to matters covered by attorney-client privilege pursuant to 30-4-70 (a)(2). * TA-2022-0005

III. Consent Agenda

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

1. ANNEX-2022-0017: 218 Carolina Street, TMS# 08816-09-09, Request to annex the property and assign a land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Residential Two-Family – Mill Village District (RD-MV), a portion within the Floodplain Overlay District (OV-FP), at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.
2. ANNEX-2022-0018: 157 Saskatoon Drive, TMS# 22015-02-10, Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Residential Single Family – Small Lot District (RSF-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-MD by Richland County.

Minor Amendment to a Planned Development

3. **ZMA-2022-0010: 318 Bunker Lane, TMS# 28906-15-06**, Request to make a Minor Amendment to a Planned Development (PD).

Site Plan Review

4. **SPLAN-2022-0014: 301 Assembly Street, TMS#11204-02-02, 11204-02-06, 11204-02-07, and 11204-02-42**; request site plan approval to construct a 200,000 sq. ft., 310-unit multi-family residential, mixed-used development (The Ballpark). The properties are zoned CAC (Community Activity Center/Corridor) and MC (Mixed Commercial).

Street Name

5. **SN-2022-0003: Street Name Request** – Name streets within the Pecan Orchard Subdivision FKA Pecan Grove **Riding Grove Road, Pecan Drop Road, Pecan Orchard Road, and Winding Orchard Road, TMS#28908-03-01 and 28904-01-16**. The properties are zoned PD (Planned Development – Woodcreek Farms).

Future Land Use Map Amendment Confirmation

6. **LUMA-2022-0003: 12.59 acres, Shop Road Extension, TMS# 16200-01-25**, Request to confirm the future land use classification of Industrial (IND). The property is currently assigned an interim future land use classification of Industrial (IND).

Zoning Map Amendment Confirmation

7. **ZMA-2022-0011: 12.59 acres, Shop Road Extension, TMS# 16200-01-25**, Request to confirm the zoning of Light Industrial District (LI). The property currently has interim zoning of Light Industrial District (LI).

Ms. Statler reviewed the consent agenda.

Ms. Cohn recused himself from the consent agenda.

Mr. Harpe made the motion to approve the consent agenda. Ms. Thomas seconded the motion.

All aye, motion passed (6-0)

REGULAR AGENDA

Zoning Text Amendment

8. **TA-2022-0005: Request to amend Section 17-5.2 of the Columbia Code of Ordinances to remove minimum parking requirements for the NAC, CAC, RAC, MU-1 and MU-2 zoning districts, remove parking requirements for non-residential uses occupying new or existing structures of 7,500 square feet or less, and lessen the requirements for certain uses.**

Ms. Hasty provided overview over proposed change. Ms. Hampton provided clarification.

Pause provided for public input.

Ms. Statler acknowledged Exhibit A (comments received via email up to 4 PM Wednesday before the meeting) and exhibit B (statement received after 4pm Wednesday) by reading the names of those who sent correspondence via email.

She also acknowledged receipt of 2 letters received after Exhibit B was assembled, one from Emily Burn of the Earlewood Neighborhood, and one from Denise Wellman of Cottontown. Both letters were provided to the Commissioners as hard copies at the meeting.

Mr. Frost paused to allow Commissioners time to read the recently received letters.

Jim Daniel, president of Wheeler Hill Neighborhood Association, spoke in regards to the text amendment.

Denise Wellman, president of Cottontown spoke regarding the proposed change to the text Amendment.

Ms. Thomas made a motion to approve TA-2022-0005. Mr. Cohn amended motion to approve TA2022-0005 to include .5 spaces per bed and all uses for private and public dorms as recommended by staff. Ms. Davis seconded the motion. Motion passed (6-1 {nay. Ms. Hart}).

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

- 9. 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.**

Mr. Livengood provided overview of proposal. Ms. Statler distributed materials to the Commissioners to include correspondence from the neighborhood and the Broad River Business Alliance. She then acknowledged Exhibit A and Exhibit B correspondence received before and after 4pm Wednesday prior to the meeting, respectively. Ms. Statler then read statements received from the public after Exhibit B was assembled, from Timothy Barnett and Desiree R. Allen.

Applicant engineer, Patrick Livingston spoke on behalf of the project. Pause provided for public input, multiple people spoke in regards to the project, to include: Michael Haigler, Timothy Barnett, Ina Fort-Lightner, president of the Huffman Heights Elm Abode Terrace joint N'Hood associations, Jeremy (do we have sign-in sheet?), Thomas Fort, Peggy Fitts, Drew Hunter, Roddy Burris, Kathleen McDaniel, attorney for Huffman-Heights Elm Abode Terrace.

Ms. Thomas made motion to approve ANNEX-2021-0024. Motion seconded by Tupper. Motion Failed 1-6 .

Mr. Cohn made motion to deny ANNEX-2021-024. Mr. Harpe seconded the motion. Motion passed (6-1 {nay Mr. Tupper}).

Site Plan Review

- 10. SPLAN-2022-0013: 400 Block of Gervais Street, 1100 Block of Huger Street, 400 Block of Senate Street, and 1100 Block of Williams Street, TMS# 08912-11-01, 08912-11-02, 08912-11-04; request major site plan approval for the construction of a ± 145,000 sq. ft. hotel and a parking garage (Homewood Suites and Tru Naman Gervais, LLC). The properties are zoned MC, OV-ID (Mixed Commercial within the Innovista Design Overlay District. **Traffic Impact Study.****

Mr. Chambers provided review of proposed project. Civil engineer, Gerald Lee spoke on behalf of the applicant.

Ms. Statler acknowledged Exhibit A and Exhibit B, correspondence received prior to and after 4pm Wednesday before the meeting, respectively, be reading the names of those who send email correspondence. She then acknowledged a letter received from Steven Hinson after Exhibit B was distributed. Mr. Frost paused to allow time for Commissioners to read the correspondence.

Mr. Chambers read a statement received from Jim Caldwell in opposition to the project.

Pause provided for public input. Multiple persons spoke regarding their stance on the project, to include: Laura Tucker, CEO Girl Scouts Mountains to Midlands, Charlie Leedecker, John Taylor, Wade Caughman, Paul Gaffney, Tracy Barker, Jay McKay, Mary Langston, Rebecca McMillan, Cathy Raddis.

Mike Ridgeway, traffic engineer for the project spoke to clarify some recommendations of the traffic study

Gerald Lee spoke again on behalf of the applicant.

The commissioners deliberated about the proposal and discussed the purview of the Planning Commission and the forthcoming DDRC meeting.

Mr. Cohn made motion to defer SPLAN-2022-0013. Ms. Thomas seconded the motion. All aye, motion passed 7-0.

IV. OTHER BUSINESS

11. ADJOURN

Ms. Davis asked for a motion to adjourn. Ms. Thomas made a motion to adjourn the meeting, And Mr. Tupper seconded the motion. The motion to adjourn passed by a unanimous vote (7-0) And the meeting was adjourned at 6:23 PM.

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