



**CITY OF COLUMBIA PLANNING COMMISSION**  
**August 11, 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:** Ryan Causey, Steven Cook, Anna Davis, James Frost II, and LaTrell Harts

**Absent:** Harris Cohn, Mason Harpe, Raquel Thomas, and Ford Tupper

**Staff:** Johnathan Chambers, Leigh DeForth, Krista Hampton, Andrew Livengood, Shane Shaughnessy, and Lucinda Statler

**I. CALL TO ORDER/ROLL CALL**

James Frost, Chair, called the meeting to order at 4:03 p.m.

Mr. Frost welcomed attendees. Lucinda Statler, Planning Administrator, called the roll; a quorum was established. Mr. Frost reviewed the meeting format and ways to communicate during the meeting.

Ms. Statler indicated that case number three, ZMA-2022-0012 on the agenda had been deferred by the applicant.

**II. CONSENT AGENDA**

**Approval of Minutes**

**1. Approve June 9, 2022 & July 14, 2022 Minutes**

Mr. Frost reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission. Mr. Frost asked if anyone from the Commission or the public wished to remove an item from the Consent Agenda. There being none, he asked for a motion. LaTrell Harts made a motion to approve the June 9, 2022 and July 14, 2022 minutes, and the motion was seconded by Ryan Causey. The minutes were approved by a unanimous vote (5-0).

**III. REGULAR AGENDA**

**Site Plan Review**

- 2. 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. Frost reviewed the procedure for Regular Agenda items. Mr. Chambers provided an overview of the project, a 145,000 square foot hotel and parking garage. He indicated that since deferral by the Planning Commission on July 14, 2022 the project had received approval from the Design/Development Review Commission (D/DRC) at their July 21, 2022 meeting with the condition that staff work with the applicant to clarify SCDOT requirements and access to the garage. On July 27, 2022, staff met with the developer and representatives from SCDOT, and during the meeting it was determined that the proposed site plan provides the safest and most advisable access points to the site when taking into consideration all the existing conditions. Mr. Chambers indicated that should the Planning Commission be inclined to grant the approval of the site plan, staff would request that the Commission grant the approval subject to staff comments.

Ms. Statler entered Exhibit A into the record, which indicated the public comment received in writing regarding the agenda item prior to noon on August 10, 2022. Exhibit A listed the names of individuals providing public comment, as well as the format each comment was submitted in and the date of submittal for each comment. The names listed in Exhibit A were: Barton Walwrath, Gordon Langston, Bill Ellen, Darryl K. Williams, Paul Gaffney, Carolyn Leedecker, and Charlie Leedecker. Ms. Statler also entered Exhibit B into the record, which indicated the public comment received in writing regarding the agenda item after noon on August 10, 2022. Exhibit B also listed the names of individuals providing public comment, as well as the format each comment was submitted in and the date of submittal for each comment. The names listed in Exhibit B were: Julius W. McKay, II, Carl Blackstone, Steve Hinson, Dupre and Robert Percival, and Marketa Kubickova and Lory Pennington-Gray.

Mr. Frost asked for any questions from the Commission prior to the applicant's presentation. Mr. Frost asked if staff had been able to review a comment received late the prior month regarding the Innovista Overlay District and Design Guidelines. Mr. Chambers noted that the request was reviewed by the Design/Development Review Commission (D/DRC) and the D/DRC had approved the plan.

Craig Otto, architect, spoke on behalf of the applicant. He reviewed the application for the Commission, noting that the site plan had been amended after the first hearing to provide plans for the parking garage, which had been presented to the D/DRC. He read letters of support he had received for the project as part of his presentation to the Commission. Mr. Otto also reviewed recommendations from the traffic study and SCDOT traffic engineer and the design of the ingress and egress.

Anna Davis asked a question regarding the traffic study, and the ingress and egress. Mr. Otto noted that the main entrance would be approximately at the middle of Williams Street, and once guests checked in and unload, they would travel across the property to park their car, and not need to re-enter Gervais or Huger. Ms. Davis also asked to clarify whether the whole property would be developed at this time, and Mr. Otto indicated that was correct. Mr. Chambers clarified that the proposal under review by the Commission did not include the building at the corner of Huger and Senate Streets.

Mr. Frost asked for any other questions from Planning Commission. There being none, Chairman Frost opened the floor to public comment. Multiple persons spoke regarding their stance on the project, including: Dr. Michael Ugino, City Club; Charles Leedecker; Marketa Kubickova; Paul Gaffney; Carolyn Leedecker; Rebecca McMillan (315 Senate Street); Wade Caughman (handed out items, submitted as Exhibit C); John Taylor (1127 Williams Street); Jay McKay (City Club); Ted Fetner (311 Senate Street). There being no further public comment, Mr. Frost asked if the applicant would like to provide a response.

Mr. Otto, applicant, provided additional comments regarding the proposed project. Mike Ridgeway, Traffic Engineer for the applicant, spoke regarding the proposed access.

There being no further questions from the Commission, Mr. Causey made a motion to approve SPLAN-2022-0013 as stated; Steven Cook seconded the motion. Mr. Chambers asked to clarify that the motion was to approve with staff comments, and Mr. Causey and Mr. Cook indicated confirmed that it was. The motion to approve with City comments was carried by a vote of 4 to 1 (Aye: Cook, Davis, Frost, Causey; Nay: Harts).

### **Zoning Map Amendment**

3. ZMA-2022-0012: 2470 Millwood Avenue, 2514 Cherry Street, 2520 Cherry Street, 0.05 acres W/S Cherry Street, 2509 Greene Street, and 2511 Green Street, TMS# 11410-17-11, 11410-16-02, 11410-16-05, 11410-16-19, 11410-16-09, 11410-16-08, Request to rezone the property from Mixed Use District (MU-1) and Residential Mixed Use District (RM-1), a portion within the Old Shandon/Lower Waverly Historic Preservation Overlay (OV-HP) to Mixed Use District (MU-1), a portion within the Old Shandon/Lower Waverly Historic Preservation Overlay (OV-HP)

#### IV. OTHER BUSINESS

Ms. Statler mentioned that the Planning & Development Services Department was publishing and posting monthly reports [on the departmental website](#) and advised the Commission and attendees to keep an eye out for the annual report, which will be published next month.

#### V. ADJOURN

Mr. Frost asked for a motion to adjourn. Ms. Harts made a motion to adjourn the meeting, which was seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 4:52 PM.

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