



# CITY OF COLUMBIA PLANNING COMMISSION

September 8, 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, Mason Harpe, Raquel Thomas and Ford Tupper

**Absent:** Anna Davis, James Frost II, Mason Harpe, Latrell Harts

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

## I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:02 p.m. Mr. Cohn welcomed attendees. Lucinda Statler, Planning Administrator, called the roll; a quorum was established. Mr. Cohn reviewed the meeting format and ways to communicate during the meeting.

## II. CONSENT AGENDA

### Approval of Minutes

#### 1. Approve August 11, 2022 Minutes

Mr. Frost reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission and announced the deferral of consent agenda item #5.

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

2. **ANNEX-2022-0020: 1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Drive, and 1230 Balsam Road; TMS# 07311-02-01, 07311-02-02, 07312-07-11, 07312-07-12, 07312-07-13, 07312-07-14, and 07312-07-15;** Request recommendation to assign land use classification of Urban Edge Residential- Large Lot (UER-2) and assign zoning of Residential Single Family-Medium Lot District (RSF-2) at the time of annexation. The property is currently classified as Neighborhood Mixed Residential High Density and zoned RS-MD by Richland County.
3. **ANNEX-2022-0021: 79.05 acres N/S Percival Road, 4407 Percival Road, and 0.775 acres E/S Newland Road, TMS# 25600-03-04 and 25600-03-30;** Request recommendation to assign land use classifications of Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-Family (UEMF), and Urban Edge Community Activity Center (UEAC-1), and zone the property Residential Mixed District (RM-1), Residential Mixed District (RM-2), and Light Industrial District (LI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County

**Zoning Map Amendment**

4. **ZMA-2022-0012: 2470 Millwood Avenue, 2514 Cherry Street, 2520 Cherry Street, and 0.05 acres W/S Cherry Street, TMS# 11410-17-11, 11410-16-02, 11410-16-05, and 11410-16-19;** Request to rezone the property from Mixed Use District (MU-1) and Residential Mixed District (RM-1), a portion within the Old Shandon/Lower Waverly Historic Preservation Overlay (OV-HP) to Mixed Use District (MU-1).
5. **ZMA-2022-0012: 951 and 919 True Street, TMS# 16408-01-02 and 16408-01-03;** Request to rezone the property from Mixed Use District (MU-1) to Activity Center/Corridor District (CAC). **DEFERRED**

**Ms. Statler reviewed the Consent Agenda for the Commission and announced the deferral of consent agenda item #5.**

**Pause provided for public input. Request to relocate case ZMA-2022-0012 to regular agenda.**

**Ms. Thomas made motion to relocate consent agenda item number 4 to the regular agenda. Mr. Harpe seconded the motion. Motion Passed, all aye 6-0.**

**Mr. Harpe made motion to approve the consent agenda and August minutes minus item #4. Mr. Causey seconded the motion. Motion Passed, all aye 6-0.**

**III. REGULAR AGENDA**

**Zoning Map Amendment**

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

**Ms. Hasty provided an overview of the proposed request. Applicant Jason Corse gave presentation in regards to the current state of the property and its future.**

**Pause provide for public input**

**Neighborhood members, Vivian, Armstead, Dr. Bambi WGaddison, Melvin R Jones, Barbara Whaley, Zalander Green, Frances Parker, and Rosoane Leysath. all spoke in opposition to the request and questioned the applicants intentions with the property.**

**Applicant responded to neighborhoods questions/concerns.**

**Ms. Thomas made a motion to approve ZMA-2022-0012, seconded by Mr. Causey. Roll call vote taken. Motion failed 5-1 (nae- Cohn, Causey, Harpe, Tupper, Thomas and aye Cook).**

**Site Plan Review**

7. **SPLAT-2021-0088: 14.4 acres, Southwest Corner Broad River Road and Piney Woods Road, TMS#05009-02-52 and 05013-01-01;** Request approval to be relieved from a condition of a previously approved site plan for the construction of a 74-lot cluster housing development (Piney Woods Bluff Subdivision). The properties are zoned PUD-R (Residential Planned Unit Development) at the time of application.

**Mr. Chambers provided overview of site plan request. Applicant Philip Reames spoke**

**Pause for public input. None received**

**Ms. Thomas made motion to approve SPLAT-2021-0088, Mr. Tupper seconded the motion, then amended the motion subject to staff comments. Motion passed. All Aye 6-0.**

**8. OTHER BUSINESS**

**9. ADJOURN**

Mr. Cohn asked for a motion to adjourn. Mr. Harpe made a motion to adjourn the meeting, which was seconded by Ms. Thomas. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 4:57 PM.

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