



CITY OF COLUMBIA PLANNING COMMISSION

October 13, 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: Ryan Causey, Steven Cook, Anna Davis, James Frost II, LaTrell Harts and Ford Tupper

Absent: Harris Cohn, Mason Harpe, and Raquel Thomas

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

I. CALL TO ORDER/ROLL CALL

Mr. Frost, Chair, called the meeting to order at 4:02 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.

II. CONSENT AGENDA

Approval of Minutes

1. Approve September 8, 2022 Minutes

Mr. Frost reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission.

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

- 2. ANNEX-2022-0019: 7106 Broad River Road, TMS# 05007-02-38;** Request recommendation on assignment of land use classifications of Community Activity Corridor (AC-2) and assignment of zoning of Community Activity Center/Corridor District (CAC) with a pending annexation. The property is currently classified as Neighborhood (Medium Density), in a Priority Investment Area and zoned NC by Richland County.
- 3. ANNEX-2022-0022: 1008 Lykes Lane, TMS# 05000-02-29;** Request recommendation on assignment of land use classifications of Community Activity Corridor (AC-2) and assignment of zoning of Community Activity Center/Corridor (CAC) with a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.
- 4. ANNEX-2022-0024: 1903 Hazelwood Road and 1842 Pressley Street, TMS# 19205-03-12;** Request recommendation on assignment of land use classifications of Urban Edge Residential Large Lot (UER-2) and assignment of zoning of Residential Single Family-Large Lot (RSF-1) with a pending annexation.

The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.

5. **ANNEX-2022-0025: Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acres NE/S Clement Road, TMS# 09201-09-07(p) and 09201-09-08(p);** Request recommendation on assignment of land use classifications of Urban Core Residential Small Lot (UCR-1) and assignment of zoning of Residential Single-Family Large Lot (RSF-1) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.
6. **ANNEX-2022-0026: 37.675 acres, S/S I-20, TMS# 28800-06-05;** Request to annex the property and assign a land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (GC) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

Zoning Map Amendment

7. **ZMA-2022-0014: 14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28;** Request recommendation to rezone the property from Large Lot-Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP) to Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).

Ms. Statler mentioned the receipt of letter from Elaine G Mathis.

Pause provided for public input. Request to relocate case ANNEX-2022-0025 to regular agenda.

Mr. Causey made motion to relocate consent agenda item number 5 to the regular agenda. Ms. Harts seconded the motion. Motion Passed, all aye 6-0.

Mr. Causey made motion to recommend approval the consent agenda with the removal of case #5; Ms. Harts seconded the motion. Motion Passed, all aye 6-0.

III. **REGULAR AGENDA**

8. **(Case #5 from consent agenda) ANNEX-2022-0025: Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acres NE/S Clement Road, TMS# 09201-09-07(p) and 09201-09-08(p);** Request recommendation on assignment of land use classifications of Urban Core Residential Small Lot (UCR-1) and assignment of zoning of Residential Single-Family Large Lot (RSF-1) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.

Mr. Livengood provided a brief overview of the case. Neighbor Kerry Abel questioned the future development of the site.

Mr. Ford made motion to recommend approval of ANNEX-2022-0025; Motion seconded by Ms. Harts. Motion Passed, all aye 6-0.

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

9. **ANNEX-2022-0023: 6505 North Main Street, TMS# 11716-01-04;** Request recommendation on assignment of land use classifications of Community Activity Corridor (AC-2) and assignment of zoning of Community Activity Center/Corridor District (CAC) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Mr. Livengood provided overview of the case. Applicant Sergey Pikalove spoke on project proposal

Ms. Statler mentioned receipt of letter from rep. Chris Hart,, Mr. Anthony McCullum, Mr. James Starnes, Ms. Gwendolyn Singletary, Ms. Tyra Little, Mr. Jimmy Wright, Ms. Christie Savage Mr. David Lewis, Ms.Vann Dozer Senator John Scott, Ms. Kay Patterson all spoke citing community concerns regarding the project proposal in the area.

Ms. Davis made a motion to deny ANNEX-2022-0023. Mr. Causey seconded the motion. Motion Passed, All Aye 6-0.

Future Land Use Map Amendment

10. [LUMA-2022-0004: 1214 Scott Street \(p\), 1222 Scott Street, 2109, 2119, and 2121 Sumter Street \(p\), TMS# 09016-12-18\(p\), 09016-12-19, 09016-12-06\(p\), 09016-12-05\(p\), and 09016-12-04\(p\);](#) Request recommendation to amend the Columbia Compass: Envision 2036 Future Land Use Map to modify the land use classification of the property from Urban Core Mixed Residential Type 2 (UCMR-2) to Urban Core Community Activity Center (UCAC-2).

Ms. Statler provided overview of project. Pause provided for public input, none received Ms. Harts made motion to recommend approval of LUMA-2022-0004; Mr. Tupper seconded the motion. Motion Passed All Aye 6-0

Zoning Map Amendment

11. [ZMA-2022-0015: 1214 and 1222 Scott Street and 2121, 2119, and 2109 Sumter Street, TMS# 09016-12-18, 09016-12-19, 09016-12-04, 09016-12-05, and 09016-12-06;](#) Request recommendation to rezone the property from Mixed Use District (MU-2) in the North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Ms. Statler provided overview of request. Pause provided for public input Mr. Causey made a motion to recommend approval of ZMA-2022-0015. Ms. Harts seconded the motion. Motion Passed All Aye (6-0).

Zoning Text Amendment

12. [ZTA-2022-0006:](#) Request to amend Chapter 17, Article 5 of the Columbia Code of Ordinances to clarify requirements for transitional and street protective yard requirements when parking is impacted.

Ms. Hasty provided overview of request. Pause for public comment. Ms. Davis made motion to recommend approval of ZTA-2022-0006; Ms. Harts seconded the motion. Motion passed, All Aye 6-0.

13. OTHER BUSINESS

14. ADJOURN

Mr. Frost asked for a motion to adjourn. Mr. Causey made a motion to adjourn the meeting, which was seconded by Mr. Cook. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 5: 16 PM.

Respectfully submitted,
Planning & Development Services Department