



# CITY OF COLUMBIA PLANNING COMMISSION

November 10, 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, LaTrell Harts, Mason Harpe and Ford Tupper

**Absent:** Harris Cohn and James Frost II

**Staff:** Skye Robinson Barnes, Hope Hasty, Krista Hampton, Andrew Livengood, and Lucinda Statler

## I. CALL TO ORDER/ROLL CALL

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

## II. CONSENT AGENDA

### Approval of Minutes

#### 1. Approve October 13, 2022 Minutes

Due to the absence of chair Mr. Frost and co-chair Mr. Cohn, Ms. Harts nominated Ms. Davis as acting chair for the November 10<sup>th</sup> Planning commission meeting. Ms. Thomas seconded the motion, all aye; motion passed (7-0). Ms. Davis 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-2022-0029: 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 Office and Institutional District (OI) with a pending annexation. The property is currently classified as Neighborhood (Medium Density) in a Priority Investment Area, and zoned NC by Richland County.

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

3. ANNEX-2022-0028: 1921 Pineview Drive, TMS# 19100-06-12; Request recommendation on assignment of interim land use classification of Urban Edge Community Activity Center (UEAC-1) and assignment of interim zoning of General Commercial District (GC) with a pending annexation. The

property is currently classified as Neighborhood (Medium Density) in a Neighborhood Activity Center and zoned M-1 by Richland County.

#### Site Plan Review

4. **SPLAN-2022-0016: 26.58 acres, Research Drive, TMS#17200-02-11;** Request site plan approval for the construction of a 36-unit multifamily apartment building (Pointe Grand, Phase 2). The property is zoned EC (Employment Campus District).
5. **SPLAN-2022-0017: 1.80 acres, 2500 Block of Atlas Road, TMS#13500-02-04;** Request site plan approval for the construction of a road (Harmony at Congaree Pointe). The property is zoned RM-2 (Residential Mixed).

#### Street Name

6. **SN-2022-0004: Name streets within the Bull Street Planned Development Nash Street and Hilliard Street, TMS#11501-01-22.** The property is zoned PD (Planned Development).

#### Future Land Use Map Amendment Confirmation

7. **LUMA-2022-0005: 8325 Old Percival Road, TMS# 19813-01-02;** Request to confirm the future land use classification of Urban Edge Residential Small Lot (UER-1). The property is currently assigned interim future land use classification of Urban Edge Residential Small Lot (UER-1).

#### Zoning Map Amendment Confirmation

8. **ZMA-2022-0016: 8325 Old Percival Road, TMS# 19813-01-02;** Request to confirm the zoning of Residential Mixed District (RM-1). The property currently has interim zoning of Residential Mixed District (RM-1).

**Ms. Statler completed her review of the consent agenda. No public input received  
Ms. Thomas made a motion to approve the October 2022 minutes and consent agenda.  
Ms. Harts seconded the motion. All aye, motion passed (7-0).**

### III. REGULAR AGENDA

#### Interim Comprehensive Plan Map Amendment & Interim Zoning Map Amendment for Pending Annexation

9. **ANNEX-2022-0027: 3800 Overbrook Drive and 616 Suber Street, TMS# 13708-05-01;** Request recommendation on assignment of interim land use classification of Urban Core Residential Small Lot (UCR-1) and assignment of interim zoning of Residential Mixed District (RM-2) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

**Mr. Livengood provided overview of project. Pause for public input. Whitney Denton, Robert Oudek, Melissa Crook and Michelle Huggins all spoke citing traffic concerns, quality of life concerns and project cohesiveness with neighborhood. Mr. Harpe made motion to approve ANNEX-2022-027. Mr. Causey seconded the motion, all aye; motion passed (7-0).**

#### Zoning Map Amendment

10. **ZMA-2022-0017: 621 Amherst Avenue, TMS# 13804-15-08;** Request recommendation to rezone the property from Residential Two-Family District (RD) in the Shandon Community Character Protection Overlay District (OV-CCP) to Neighborhood Center/Corridor District (NAC).

**Applicant Mark Timbes, provided overview of the project. Pause provided for public. Mike McCauley and Judy Anderson read letter from Shandon Neighborhood council, citing support for the project proposal. Mr. Causey made motion to approve ZMA-2022-0017, Ms. Thomas seconded the motion, all aye; motion passed (7-0).**

**Zoning Text Amendment**

**TA-2022-0007: Request to amend Section 17-4.2 of the Columbia Code of Ordinances to add Smoke or Vape Shop to the Principal Use Table, add conditions for smoke or vape shops in certain zoning districts, and add definitions concerning smoke or vape shop**

**Ms. Hasty provided overview of the proposed text amendment. Pause for public input, none received. Mr. Cook made motion to approve Ms. Thomas seconded the motion, all aye; motion passed (7-0).**

**11. OTHER BUSINESS**

**Ms. Statler announced the departure of Ms. Harts from the Planning Commission board and thanked her for her years of service**

**12. ADJOURN**

**Ms. Davis asked for a motion to adjourn. Ms. Thomas made a motion to adjourn the meeting, which was seconded by Ms. Harts. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 4: 40 PM.**

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