



CITY OF COLUMBIA PLANNING COMMISSION

January 12, 2023

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
TOBY GOODLETT • MASON HARPE • RAQUEL THOMAS • FORD TUPPER

In attendance: Ryan Causey, Steven Cook, Harris Cohn, Anna Davis, James Frost II, Mason Harpe and Ford Tupper

Absent: Toby Goodlett

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

I. CALL TO ORDER/ROLL CALL

Mr. Frost, Chair, called the meeting to order at 4:07 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 December 8, 2022 Minutes

Mr. Frost reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission and announced that agenda item #5 SPLAN-2022-0011 was added to the agenda and item #6 and 312 were deferred, and case #4 on consent agenda was miss-printed on the agenda and instead of light industrial it should read commercial.

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

- #### 2. ANNEX-2022-0036: 1109 Kinley Road, TMS# 05000-04-09; Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Neighborhood Medium Density, in a Priority Investment Area, and zoned RU by Richland County.

Future Land Use Map Amendment Confirmation

3. **LUMA-2022-0007: 1921 Pineview Drive, TMS# 19100-06-12;** Request to confirm the future land use classification of Urban Edge Community Activity Center (UEAC-1). The property is currently assigned an interim future land use classification of Urban Edge Community Activity Center (UEAC-1).

Zoning Map Amendment Confirmation

4. **ZMA-2022-0020: 1921 Pineview Drive, TMS# 19100-06-12;** Request to confirm the zoning of Light Industrial (LI). The property currently has interim zoning of Light Industrial (LI).
5. **SPLAN-2022-0011: 38.20 acres, Ranger Point Court, TMS#16200-04-18;** request major site plan to amend a previously approved site plan to construct a 217,000 sq. ft. warehouse building within the Shop Grove Industrial Park (Shop Grove Phase IV). The property is zoned LI (Light Industrial District).

**Ms. Statler completed her review of the consent agenda. No public input received
Mr. Causey made a motion to approve the December 8th minutes and consent agenda.
Ms. Thomas seconded the motion. All aye, motion passed (7-0).**

III. REGULAR AGENDA

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

6. **ANNEX-2022-0037: 503 South Assembly Street, TMS# 11204-06-01;** Request recommendation on the assignment of the land use classification of Employment Campus (EC) and the assignment of zoning of Employment Campus District (EC); a portion within the Floodplain Overlay District (OV-FP), for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned M-1 by Richland County.

Future Land Use Map Amendment Confirmation

7. **LUMA-2022-0006: 3800 Overbrook Drive and 616 Suber Street, TMS# 13708-05-01;** Request to confirm the future land use classification of Urban Core Residential Small Lot (UCR-1). The property is currently assigned an interim future land use classification of Urban Core Residential Small Lot (UCR1).

Ms. Statler provided case overview, pause provided for public input. Citizens: Norma Thiem, Robert Dudek, Katie Miller, Whitney Denton and Michelle Huggins; all shared their opinions citing traffic, and overcrowding concerns.

Ms. Thomas made motion to approve LUMA-2022-006; Mr. Cohn seconded the motion. Motion passed all aye (7-0).

Zoning Map Amendment Confirmation

8. **ZMA-2022-0021: 3800 Overbrook Drive and 616 Suber Street, TMS# 13708-05-01;** Request to confirm the zoning of Residential Mixed District (RM-2). The property currently has interim zoning of Residential Mixed District (RM-2).

Ms. Statler provided case overview, pause provided for public input. Citizens: Michelle Higgins stated that she would like to see improvements made to project proposal, Robert Dudek cited the project is not in keeping with the current character of the neighborhood, Melissa Hook cited concerns regarding the size of the project. Mr. Harpe made motion to approve ZMA-2022-0021, Ms. Thomas seconded the motion. Motion passed all aye (7-0).

Site Plan Review

9. **SPLAN-2022-0019: 1002 Drake Street, TMS# 16408-01-01**; request major site plan approval for the construction of a 150-unit, multifamily development (Cedar Cove at Drake Street FKA Cottages at Drake Street). The property is zoned Mixed-Use District (MU-1).
- **Traffic Impact Study**
 - **Phase I Environmental Site Assessment**
 - **Geotechnical Engineering Report**

Applicant David Madsen provided overview of proposed project, and advised that it is three stories not eight stories. Neighbors: Ty Rocks, Rob Uldon, Michael Suites; all cited traffic, safety and project size concerns. Applicant responded to the shared concerns.

Discussion ensued between board and applicant. Ms. Thomas made motion to approve SPLAN-2022-0019, Mr. Causey seconded the motion. Motion passed all aye (7-0).

10. **SPLAN-2022-0020: 700 Gervais Street and 1100 Wayne Street, TMS# 08916-11-02 and 08916-11-04A**; request major site plan approval for the construction of two hotels and a 183-unit apartment building (Vista Depot Hotels & Apartments). The properties are zoned Mixed Commercial District within the Innovista Design Overlay District (MC, OV-ID). **Traffic Impact Study.**

Applicant Ben Arnold provided overview of project. Pause provided for public input, no input received

Mr. Causey made motion to approve SPLAN-2022-0020 subject to staff comments. Ms. Thomas seconded the motion. Motion passed all aye (7-0).

Zoning Map Amendment

11. **ZMA-2022-0019: 5.51 acres W/S Floyd Drive, TMS# 14306-03-11**; Request recommendation to rezone the property from Residential Single Family-Small Lot District (RSF-3) to Mixed Use District (MU-1).

Applicant Matthew Foxworth, provided background of proposed project. Pause provided for public input. John Hicks spoke in support of the project.

Ms. Thomas made motion to approve ZMA-2022-0019. Mr. Cook seconded the motion. Motion passed (6-1) (Davis nay).

Zoning Text Amendment

12. **TA-2022-0008: Amend Chapter 17, Article 2, Administration, Section 17-2.3(e)(2)(a)(3), Design Development Review Commission, Membership and Terms to add a preservation construction specialist as a professional qualification for membership.**

IV. OTHER BUSINESS

Officer elections for 2023

Ms. Statler announced nominations. Ms. Davis made motion to accept the nomination provided by staff, Ms. Thomas seconded the motion, and motion passed all aye (7-0). It was determined that

Mr. Frost would remain as 2023 Planning commission board chair and Mr. Cohn would remain as 2023 vice chair.

V. ADJOURN

Mr. Frost asked for a motion to adjourn. Ms. Davis made a motion to adjourn the meeting, which was seconded by Mr. Cohn. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 5: 14 PM.

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