



CITY OF COLUMBIA PLANNING COMMISSION

February 9, 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, Toby Goodlett, Mason Harpe and Ford Tupper, Raquel Thomas

Absent: N/A

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

I. CALL TO ORDER/ROLL CALL

Mr. Frost, Chair, called the meeting to order at 4:01 p.m and welcomed attendees. Land Development Administrator, Johnathan Chambers, 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 January 12, 2023 Minutes

Mr. Frost reviewed the procedure for consent agenda items. Mr. Chambers reviewed the consent agenda for the commission and announced that agenda item #7 ZMA-2023-0001 was withdrawn.

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

2. ANNEX-2023-0001: 5900 Indian Mound Road, TMS# 13715-02-02; Request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single Family Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.

Street Name

3. **SN-2023-0001: Street Name Request – Name street within the Reserve at Rosewood Subdivision – Denali Court, TMS# 13712-02-10;** The property is zoned Residential Single Family-Large Lot District (RSF-1).

Major Site Plan Review

4. **SPLAN-2023-0003: 1.3 acres, East of Newland Road; TMS# 25600-03-30 and 25600-03-04;** request site plan approval for the extension of a road (VWV, LLC). The properties are zoned LI (Light Industrial District) and RM-2 (Residential Mixed District).

Future Land Use Map Amendment Confirmation

5. **LUMA-2022-0008: 1008 S. Ott Road, TMS# 13703-04-04;** 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 (UCR-1).

Zoning Map Amendment Confirmation

6. **ZMA-2022-0022: 1008 S. Ott Road, TMS# 13703-04-04;** Request to confirm the zoning of Residential Mixed District (RM-1), a portion within the Floodplain Overlay District (OV-FP). The property currently has interim zoning of Residential Mixed District (RM-1), a portion within the Floodplain Overlay District (OV-FP).

Zoning Map Amendment

7. **ZMA-2023-0001: 0.22 acres N/S Sunset Drive, TMS# 09107-07-04;** Request recommendation to rezone the property from Residential Single Family-Medium Lot District (RSF-2) in the Earlewood Protection Area B Overlay District (OV-HP) to Mixed Use District (MU-1) in the Earlewood Protection Area B Overlay District (OV-HP). **WITHDRAWN**

**Mr. Chambers completed his review of the consent agenda. No public input received
Mr. Cohn made a motion to approve the January 12th minutes and the consent agenda.
Mr. Causey seconded the motion. All aye, motion passed (9-0).**

III. REGULAR AGENDA

Major Site Plan Review

8. **SPLAN-2023-0001: 3.75 acres, 700 Block of Devine Street, 700 Block of Gadsden Street, and 700 Block of Greene Street, TMS#08915-12-01;** request site plan approval to construct a 940-bed private dormitory development (Gadsden + Greene Apartments). The properties are zoned MC, OV-ID (Mixed Commercial District within the Innovista Design Overlay District). **Traffic Impact Study.**

Applicant Jeff Schaus, provided overview of the project. Pause provided for public input, none received. Mr. Harpe made motion to approve SPLAN-2023-000. Mr. Cohn amended the motion to approve SPLAN-2023-0001 based on approval subject to staff recommendations and staff comments. Mr. Causey seconded the motion, all aye: motion passed (9-0).

9. **SPLAN-2023-0002: 22.27 acres, 4400 Block of Percival Road, TMS#25600-03-04;** request major site plan approval for the construction of a 360-unit, multi-family residential development (The One at Columbia). The property is zoned RM-2 (Residential Mixed District).

Applicant Jessica provided overview of the project request. Pause provided for public feedback, none received. Mr. Harpe made motion to approve SPLAN-2023-0002 subject to staff comments. Mr. Goodlett seconded the motion, all aye: the motion passed (9-0).

Zoning Text Amendment

- 10. 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.

Director of Planning & Development, Krista Hampton provided insight regarding request. Pause provided for public input, none received.

Ms. Davis made motion to approve TA-2022-0008, Mr. Harpe seconded the motion, all aye: motion passed (9-0).

IV. OTHER BUSINESS

V. ADJOURN

Mr. Frost asked for a motion to adjourn. Ms. Davis made motion to adjourn meeting, seconded by Mr. Cohn. The motion to adjourn passed by a unanimous vote (9-0), and the meeting was adjourned at 5: 14 PM.

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