



CITY OF COLUMBIA PLANNING COMMISSION

July 13, 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 • SANFORD DINKINS
JAMES FROST II • MASON HARPE • RAQUEL THOMAS •

In attendance: Ryan Causey, Anna Davis, Sanford Dinkins, James Frost II, and Raquel Thomas

Absent: Harris Cohn, Steven Cook and Mason Harpe

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 4:04 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 June 8, 2023 Minutes

Mr. Frost reviewed the procedure for Consent Agenda items. Ms. Statler announced the deferral of case number nine (9) on the regular agenda.

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

2. **ANNEX-2023-0011: 68 Riverview Court (portion), TMS# 09106-21-13 (portion);** Request recommendation on the assignment of the land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Residential Single Family Small Lot District (RSF-3) in a Historic Preservation Overlay District (OV-HP; Earlewood Protection Area B) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential Multifamily High Density (RM-HD) by Richland County.
3. **ANNEX-2023-0013: 408 Piney Woods Road and 418 Piney Woods Road, TMS# 04910-01-06;** Request recommendation on the assignment of the land use classification of Transportation and Utilities (TU) and the assignment of zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Light Industrial (M-1) by Richland County.

Major Subdivision Preliminary Plat Review

4. **SPLAT-2022-0070: 37.52 acres, 4500 Block of Percival Road, TMS#25600-03-04(p);** request preliminary plat approval for the construction of an 93-lot single family residential subdivision (Victorywoods Village Phase 3). The property is currently zoned RM-1 (Residential Mixed District).

Future Land Use Map Confirmation

5. **LUMA-2023-0001: 800 Dutch Square Boulevard, TMS# 07401-07-21;** request recommendation on the confirmation of the future land use classification of Urban Core Community Activity Center (UCAC-2). The property is currently assigned an interim future land use classification of Urban Core Community Activity Center (UCAC-2).

Zoning Map Confirmation

6. **ZMA-2023-0011: 800 Dutch Square Boulevard, TMS# 07401-07-21;** request to confirm the zoning of Community Activity Center/Corridor (CAC). The property currently has interim zoning of Community Activity Center/Corridor (CAC).

Zoning Map Amendment

7. **ZMA-2023-0012: S/S of I-20 @ Spears Creek Church Road, p/o TMS# 28800-06-05;** Request recommendation to rezone 34.4 acres from General Commercial District (GC) to Residential Mixed District (RM-1).

**Ms. Statler completed her review of the consent agenda. No public input received
Mr. Dinkins made a motion to approve the June 8th minutes and consent agenda subject to staff comments. Ms. Thomas seconded the motion; motion passed,all aye (5-0).**

III. REGULAR AGENDA

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

8. **ANNEX-2023-0010: ± 9.1 acre portion, ± 15.4 acre portion, and ± 1.0 acre portion of 300 Clemson Road; and ± 3.9 acre portion of 200 Clemson Road, TMS# 25700-02-03 (portion) and 25700-02-05 (portion);** Request recommendation on the assignment of land use classifications of Community Activity Corridor (AC-2) and Neighborhood Activity Corridor (AC-1) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Mixed Use Corridor and zoned Rural (RU) and Residential Single Family Low Density (RS-LD) by Richland County.

Applicant Craig Waites, provided background on the request. Discussion ensued between board members and applicant. Pause provided for public input, none received. Mr. Causey made motion to approve subject to staff comments; Mr. Dinkins seconded the motion; motion passed all aye (5-0).

9. **ANNEX-2023-0014: 5706 and 5710 Fairfield Road, 602 Oakland Avenue, 721 and 731 Prescott Road, and NX809 and NX815 Woodside Avenue, TMS# 11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-03, 11708-06-07;** Request recommendation on the assignment of land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified

Deferred

as Mixed Residential (High Density) in a Community Activity Center and a Priority Investment Area and zoned General Commercial (GC) and Residential Single Family - Medium Density (RS-MD) by Richland County.

Text Amendment

- 10. TA-2023-0003; Request to amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations to remove the Fort Jackson spacing requirement for Body Piercing and Tattoo Establishments.**

Zoning Administrator Hope Hasty, provided background on the text amendment. Pause provided for public input, none received. Ms. Thomas made motion to approve TA-2023-0003; Mr. Dinkins seconded the motion; motion passed all aye (5-0).

IV. OTHER BUSINESS

V. ADJOURN

Mr. Frost asked for a motion to adjourn. Mr. Dinkins made a motion to adjourn the meeting, which was seconded by Ms. Thomas. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 4: 29 PM.

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