



CITY OF COLUMBIA PLANNING COMMISSION

August 10, 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, Steven Cook, Anna Davis, Sanford Dinkins, James Frost II, Mason Harpe

Absent: Harris Cohn and Raquel Thomas

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 4:01 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 July 13, 2023 Minutes

Ms. Statler announced the deferral of regular agenda item #6. Mr. Frost reviewed the procedure for consent agenda items.

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

- 2. ANNEX-2023-0015: 110 Jacobs Mill Pond Road, TMS# 25810-03-08; 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 Neighborhood (Medium Density) and zoned RS-LD by Richland County.**
- 3. ANNEX-2023-0016: 7716 Garners Ferry Road, TMS# 19102-01-01; Request recommendation on the assignment of the 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 as Neighborhood (Medium Density) and zoned GC by Richland County.**
- 4. ANNEX-2023-0017: 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, 11708-06-06, and 11708-06-07; Request recommendation on the**

assignment of land use classifications of Community Activity Corridor (AC-2) and Urban Edge Residential Small Lot (UER-1), and the assignment of zoning of General Commercial District (GC) and Mixed Use District (MU-1) for a pending annexation. The property is currently classified 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.

Mr. Causey recused himself from the consent agenda; citing conflict regarding case number three. Ms. Statler completed her review of the consent agenda. Pause provided for public input no public input received. Mr. Dinkins made a motion to approve the July 13th minutes and consent agenda subject to staff comments. Mr. Harpe seconded the motion; motion passed all aye (5-0).

III. REGULAR AGENDA

Major Subdivision - Preliminary Plat Approval

5. **SPLAT-2023-0008: 25.35 acres, Trinity Drive, 1458 and 1482 Caroline Road, TMS#16414-08-02, -03, AND -04;** request preliminary plat approval for the construction of a 193-lot, attached single-family residential subdivision (Trinity Road Townhome Development). The property is zoned O-I (Office and Institutional District).

Applicant provided review of proposal. Pause provided for public input. Franklin Dubose cited traffic flow concerns and the need for additional turning lanes, etc. Derrick Durett cited concerns regarding the project's environmental impact on the surrounding area. Applicant responded to the citizens' concerns. Mr. Causey made motion to approve SPLAT-2023-0008 subject to staff comments. Mr. Harpe seconded the motion. Motion passed all aye (6-0).

Zoning Map Amendment

6. **ZMA-2023-0014: 2401 Gadsden Street, 701 Chester Street, and NX701 Chester Street, TMS# 09012-01-14, 09012-01-16, 09012-01-17, 09012-01-18, 09012-01-19, 09012-01-20, 09012-01-21, 09012-01-22, 09012-01-23, 09012-01-24, 09012-01-25, 09012-01-26, 09012-01-27, 09012-01-28, 09012-01-29, 09012-01-30, 09012-01-31, 09012-01-32, 09012-01-33, 09012-01-34, 09012-01-35, 09012-01-36, 09012-01-37, 09012-01-38, 09012-01-39, 09012-01-40, 09012-01-41, 09012-01-42, 09012-01-43, 09012-01-44, 09012-01-45, 09012-01-46, 09012-01-47, 09012-01-48, 09012-01-49, 09012-01-50, 09012-01-51, 09012-01-52, 09012-01-53, 09012-01-54, 09012-01-55, 09012-01-56, 09012-01-57, 09012-01-58, 09012-01-59, 09012-01-60, 09012-01-61, 09012-01-62, 09012-01-63, 09012-01-64, 09012-01-65, 09012-01-66, 09012-01-67, 09012-01-68, 09012-01-69, 09012-01-70, 09012-01-71, 09012-01-72, 09012-01-73, 09012-01-74, 09012-01-75, 09012-01-76, 09012-01-77, 09012-01-78, 09012-01-79, 09012-01-80, 09012-01-81, 09012-01-82, 09012-01-83, 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**Respectfully submitted,
Planning & Development Services Department**