



CITY OF COLUMBIA PLANNING COMMISSION

October 30, 2023

Special 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 • CARLOS OSORIO**

In attendance: James Frost II, Ryan Causey, Steven Cook, Anna Davis, Mason Harpe Raquel Thomas and Carlos Osorio

Absent: Harris Cohn

Staff: Skye Robinson Barnes, Johnathan Chambers, Hope Hasty, Krista Hampton, Tristan Kercher and Lucinda Statler

I. CALL TO ORDER/ROLL CALL

Mr. Frost II, Chair, called the meeting to order at 4:00 p.m. and welcomed attendees. Lucinda Statler, Planning Administrator, called the roll; a quorum was established. Mr. Frost II reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

Approval of Minutes

1. Approve September 14, 2023 Minutes

Ms. Statler announced that both consent item #5 and regular agenda item #6 moved forward to city council per SC Code §6-29-760. Mr. Frost II reviewed the procedure for consent agenda items.

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

2. ANNEX-2023-0022: 1200 Heyward Street, formerly known as 101 S. Evans Street, TMS# 11301-10-01; Request recommendation on the assignment of the land use classification of Urban Core Mixed Residential – Type 3 (UCMR-3) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned M-1 by Richland County.

Major Site Plan Review

3. SPLAN-2023-0011: 111 & 161 Pontiac Business Center, TMS#25714-01-10 and 25714-01-11; Request major site plan approval for the construction of a 90,950 sq. ft. self-storage facility (Elgin Self Storage Phase 1). The property is zoned LI (Light Industrial).

- SPLAN-2023-0012: 8241 Parklane Road, TMS#17102-01-01;** Request major site plan approval for the construction of a 140, 000 sq. ft. public health laboratory (South Carolina Department of Health and Environmental Control). The property is zoned INS-GEN (Institutional - General District).

Text Amendment

- TA-2023-0005: 1531 Taylor Street, TMS# 11403-13-09; request for recommendation on an amendment to the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property in the City of Col
Per SC Code §6-29-760, forwarded to City Council's 10-17-23 ZPH

Ms. Statler completed her review of the consent agenda. Pause provided for public input no public input received. Ms. Thomas made a motion to approve the September 14 minutes and consent agenda subject to staff comments. Mr. Causey seconded the motion; motion passed all aye (7-0).

III. REGULAR AGENDA

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

- ANNEX-2023-0018: 9.28 acres E/S Parklane Road, 8444 Parklane Road, 1.02 acre E/S Old LeGrand Road, TMS# 17104-02-02, 17104-02-03, 17104-02-04;** Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Residential Mixed District (RM-1) for pending annexation. The property is currently classified as Neighborhood Medium Density), portions within a Priority Investment Area, and zoned GC by Richland County.
Per SC Code §6-29-760, forwarded to City Council's 10-17-23 ZPH

Zoning Map Amendment

- ZMA-2023-0014: 2401 Gadsden Street, 701 Chester Street, and NX701 Chester Street, TMS# 09012-01-14, 09012-01-16, and 09012-01-15;** Request recommendation to rezone the property from RSF-3 (Residential Single-Family – Small Lot District) to MU-2 (Mixed-Use District).

Applicant, Jennifer Powers provided background on request. Pause provided for public input. Alvin Portee Jr. spoke in support of the applicant request. Joe Chucker and Celia mackintosh opposed the applicant’s request, citing traffic and neighborhood compatibility concerns. Mr. Harpe made motion to deny rezoning request. Ms. Davis seconded the motion. Motion passed; all aye (7-0).

- ZMA-2023-0015: 2212 Senate Street, TMS# 11410-22-06;** Request recommendation to rezone the property from RSF-3 (Residential Single-Family – Small Lot District) in the Old Shandon/Lower Waverly Historic District Area A (OV-HP) to RM-1 (Mixed Residential District), in the Old Shandon/Lower Waverly Historic District Area A (OV-HP)

Applicant, Timothy Webb provided overview behind potential project and request reasoning. Pause provided for public input. Julius Thomas advised that he approves of the change and believes it will benefit the area. Mike Burry, Bobbie Taylor, Reverend Michael Buckson, Julie Hartwell and Vivian Clark opposed the request, citing neighborhood incompatibility and potential parking issues. Mr. Causey made motion to approve rezoning request; Ms. Thomas seconded the motion. Motion passed (5-2) (Davis/Osorio-no).

IV. OTHER BUSINESS

V. ADJOURN

Mr. frost II asked for a motion to adjourn. Ms. Thomas made a motion to adjourn the meeting, which was seconded by Mr. Causey. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 4: 47 PM.

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