



CITY OF COLUMBIA PLANNING COMMISSION
September 14, 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 • CARLOS OSORIO

In attendance: Harris Cohn, Steven Cook, Anna Davis, Raquel Thomas and Carlos Osorio

Absent: Ryan Causey, James FrostII, Sanford Dinkins 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. Cohn, Chair, called the meeting to order at 4:00 p.m. Mr. Cohn welcomed attendees. Lucinda Statler, Planning Administrator, called the roll; a quorum was established. Mr. Cohn reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

Approval of Minutes

1. Approve August 10, 2023 Minutes

Ms. Statler announced the deferral of consent item #6 and regular agenda item #8. Mr.Cohn reviewed the procedure for consent agenda items.

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

2. ANNEX-2023-0020: 3214 Bluff Road, TMS# 13500-02-02; Request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Economic Development Center/Corridor in a Priority Investment Area and zoned M-1 by Richland County.

3. ANNEX-2023-0021: 3650 Bluff Road, TMS# 13510-01-02; Request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Economic Development Center/Corridor in a Priority Investment Area and zoned GC by Richland County.

Future Land Use Map Confirmation

4. LUMA-2023-0002: 118, 118 1/2, 126, 132, and 138 Bluff Road; TMS# 11204-02-35, 11204-02-34, 11204-02-33, 11204-02-32; request recommendation on the confirmation of the future land use

classification of Urban Core Mixed Residential Type 3 (UCMR-3). The property is currently assigned an interim future land use classification of Urban Core Mixed Residential Type 3 (UCMR-3).

Zoning Map Confirmation

5. **ZMA-2023-0013: 118, 118 1/2, 126, 132, and 138 Bluff Road; TMS# 11204-02-35, 11204-02-34, 11204-02-33, 11204-02-32;** request recommendation on the confirmation of zoning of Residential Two Family – Mill Village District (RD-MV), a portion within the Floodplain Overlay District (OV-HP). The property is currently assigned an interim future land use classification of Residential Two Family – Mill Village District (RD-MV), a portion within the Floodplain Overlay District (OV-HP).

Text Amendment

6. **TA-2023-0005: 1531 Taylor Street, TMS# 11403-13-09;** request recommendation on an amendment to the Unified Development Code Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

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 August 10th minutes and consent agenda subject to staff comments. Mr. Cook seconded the motion; motion passed all aye (5-0).

III. REGULAR AGENDA

Major Site Plan

7. **SPLAN-2023-0009: 2.5 acres, 400 Block of Washington Street, 1245 Huger Street, TMS#08912-13-02;** request major site plan approval for the construction of a 250-unit, multi-family residential development (Silver Hills Development, Inc.). The property is zoned Community Activity Center/Corridor District (CAC, OV-CC) within the City Center Design Overlay District. ***Traffic Impact Study***

Applicant Seth Mendelsohn, provided overview of project. Pause provided for public input; no input received. Ms. Thomas made motion to approve subject to staff comments. Ms. Davis seconded the motion, motion passed; all aye (5-0).

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

8. **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 a pending annexation. The property is currently classified as Neighborhood (Medium Density), portions within a Priority Investment Area, and zoned GC by Richland County.

IV. OTHER BUSINESS

V. ADJOURN

Mr. Cohn asked for a motion to adjourn. Ms. Thomas made a motion to adjourn the meeting, which was seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 4: 15 PM.

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