



CITY OF COLUMBIA PLANNING COMMISSION
December 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 • JAMES FROST II
• MASON HARPE • RAQUEL THOMAS • CARLOS OSORIO

In attendance: Steven Cook, Harris Cohn, Anna Davis, James Frost II and Carlos Osorio

Absent: Ryan Cause, Mason Harpe and Raquel Thomas

Staff: Skye Robinson Barnes, Johnathan Chambers, Hope Hasty, Krista Hampton, Andrew Livengood, Tristian Kercher 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 December 8, 2022 Minutes

Mr. Frost reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission and announced agenda item #6 SPLAN-2022-0017 was deferred.

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

- 2. ANNEX-2023-0025: 4200 Old Leesburg Road and 2-acre portion of 4257 Old Leesburg Rd, TMS#s 22113-01-01 and 22114-01-03 (portion);** Request recommendation on the assignment of the land use classification of Urban Edge Residential Single Lot (UR-1) and the assignment of zoning of Residential Single Family Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.
- 3. ANNEX-2023-0026: 1408 and 1412 Grove Park Lane, TMS# 06268-02-02;** Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Mixed Use District (MU-1) for a pending annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.

Major Site Plan Review

4. **SPLAN-2023-0014: 275 Harbison Boulevard, TMS#001941-01-011(p)**; request site plan approval for the construction of a ± 3,500 sq. ft. financial institution (JPMorgan Chase Bank). The property is zoned PD (Planned Development – Harbison).
5. **SPLAN-2023-0016: 29.19 Acres, 300 Block of Pisgah Church Road, TMS#14500-02-24(p)**; request major site plan approval for the construction of a ± 227,500 sq. ft. manufacturing facility (The Ritedose Corporation, Phase II). The property is zoned EC (Employment Campus District).
6. **SPLAN-2023-0017: 802 Percival Road, TMS#16814-07-01(p)**; request major site plan approval for the construction of an 80-unit, multifamily residential development (Addison Pointe). The property is zoned RM-1 (Residential Mixed District). **DEFERRED**

Ms. Statler completed her review of the consent agenda. Citizen requested that Annex-2023-0025 be relocated to the regular agenda. Mr. Cohn made a motion to approve the November 9th minutes and consent agenda minus item #2. Ms. Davis seconded the motion. All aye, motion passed (5-0).

III. REGULAR AGENDA

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

7. **ANNEX-2023-0025: 4200 Old Leesburg Road and 2-acre portion of 4257 Old Leesburg Rd, TMS#s 22113-01-01 and 22114-01-03 (portion)**; Request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Residential Single Family Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.

Neighbor Mary Lyn Bare, Terry Bare, and Gerald Waller all spoke in opposition of the project citing infrastructure and infringement concerns. Discussion between board and staff ensued. Mr. Cohn made motion to approve ANNEX-2023-002. Mr. Cook seconded the motion. Motion passed; all aye (5-0).

Major Site Plan Review

8. **SPLAN-2023-0015: 408 and 436 Blossom Street, 519 Huger Street, and 401 Williams Street, TMS#08910-03-01, 08910-03-02A, 08910-03-02B, 08910-03-03, and 08910-03-04**; request major site plan approval for the construction of a ± 305,000 sq. ft., 700-bed private dormitory (Subtext Acquisitions, LLC). The properties are zoned MC, OV-ID (Mixed Commercial District within the Innovista Design Overlay District). *Traffic Impact Analysis.*

Applicant Leighton Lord and staff provided an overview of the project. Pause provided for public input, none received. Mr. Cohn made motion to approve SPLAN-2023-0015. Mr. Osorio seconded the motion. Motion passed; all aye (5-0).

Zoning Map Amendment

9. **ZMA-2023-0018: 1741 Cushman Drive, TMS# 14103-02-20A**; Request recommendation to rezone the property from Mixed Use District (MU-2) to Institutional-General District (INS-GEN).

Applicant engineer, Clay Cannon, provided background on project request. Pause provided for public input. Angela McCullough, Diane Wiley, Mozeta Alston, Alexina Furgess; all spoke in support of the project. Mr. Cohn made motion to approve ZMA-2023-0018. Ms. Davis seconded the motion. Motion passed; all aye (5-0).

IV. OTHER BUSINESS

Officer elections for 2024

Ms. Statler announced chair and co-chair nominations will be made via email and voting will take place at the January 11, 2024 meeting. Ms. Statler also announced this was the last meeting for Mr. Frost and thanked him for his service and dedication to the Planning commission over the years.

V. ADJOURN

Mr. Frost asked for a motion to adjourn. Ms. Davis made a motion to adjourn the meeting, seconded by Mr. Osorio. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 4:45 PM.

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