



CITY OF COLUMBIA PLANNING COMMISSION

January 11, 2024

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, and Lucinda Statler

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Co-Chair, called the meeting to order at 4:01 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 December 14, 2023 Minutes

Mr. Frost reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission and announced regular agenda item #7 SPLAN-2023-0017 was deferred.

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

2. ANNEX-2023-0027: 2076 County Line Trail and 7 acres County Line Trail, TMS# 31700-01-04 and 28900-01-34; Request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Planned Development District (PD), portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW), for a pending annexation. The property is currently classified as Neighborhood (Medium Density), and zoned M-1 and PDD by Richland County.

Text Amendment

3. TA-2024-006; Request to amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations to add minor utilities as a permitted use in the T/C (Transitional/Conservation) District.

Major Site Plan Review

4. **SPLAN-2021-0015: 2222 Main Street, TMS#09016-02-06;** Request site plan approval for the construction of a 250-unit, multifamily mixed-use building. The property is zoned CAC, OV-NMC (Community Activity Center/Corridor within the North Main Corridor Design Overlay District).

Major Subdivision Preliminary Plat Review

5. **SPLAT-2023-0060: 34.67 Acres, Percival Road near Spears Creek Church Road, TMS#28800-06-05;** Request preliminary plat approval for the construction of a 311-unit townhome subdivision (Astoria). The property is zoned (RM-1) Residential Mixed District.

Ms. Statler completed the review of the consent agenda. Mr. Cohn provided pause for public input, none received. Ms. Thomas made motion to approve the consent agenda and the December minutes. Mr. Harpe seconded the motion. Motion passed; all aye (6-0).

III. REGULAR AGENDA

Major Subdivision Preliminary Plat Review

6. **SPLAT-2023-0041: 13.57 Acres, West Side of Trinity Drive, TMS# 16413-01-01, 16413-01-02, and 16413-01-03;** Request preliminary plat approval for the construction of a 124-unit, townhome subdivision (Trinity Drive Subdivision). The property is zoned RM-1 (Residential Mixed District).

Applicant engineer, provided background information on project. , pause provided for public input, no input received. Mr. Harpe made motion to approve SPLAT-2023-0041 subject to staff comments. Ms. Davis seconded the motion. Motion passed; all aye (6-0).

Major Site Plan Review

7. **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**

IV. OTHER BUSINESS

Ms. Thomas made motion to vote for Mr. Harris Cohn as Planning commission chair and Ms. Anna Davis as Planning commission co-chair. Mr. Osorio seconded the motion. Motion passed; all aye (6-0).

V. ADJOURN

Mr. Cohn asked for a motion to adjourn. Ms. Thomas made a motion to adjourn the meeting, seconded by Mr. Causey. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 4:17 PM.

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