



CITY OF COLUMBIA PLANNING COMMISSION

February 8, 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 •
MASON HARPE • RAQUEL THOMAS • CARLOS OSORIO

In attendance: Steven Cook, Harris Cohn, Ryan Causey, Anna Davis, and Carlos Osorio

Absent: 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, Chair, called the meeting to order at 4:03 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 January 11, 2024 Minutes

Mr. Cohn reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission and announced regular agenda item #10 ZMA-2023-0019 was withdrawn.

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

2. ANNEX-2023-0019: 8352 Parklane Road, TMS# 17103-01-08; Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of Community Activity Center/Corridor (CAC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density), and zoned GC by Richland County.
3. ANNEX-2023-0028: 7613 Garners Ferry Road, TMS# 16314-03-16; Request recommendation on the assignment of the land use classification of Urban Edge Regional Activity Center (UEAC-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-2023-0029: 507, 507A, 509, 505 U, and 513 U Piney Grove Road, 0.13 acre and 9.64 acres W/S Piney Grove Road, 4010, 4028, and 4032 Fernandina Road, 0.07 acre N/S Fernandina Road, and 0.01 acre E/S Fernandina Road, TMS# 04913-01-01, 04913-01-06, 04913-01-07, 04913-01-08, 04913-01-09, and 04914-01-01;** Request recommendation on the assignment of the land use classification of Regional Activity Corridor (AC-3) and the assignment of zoning of General Commercial (GC) for a pending annexation. The property is currently classified as Mixed Residential (High Density), and zoned GC by Richland County.
5. **ANNEX-2024-0002: 1100 Sandy Oaks Road (11.14 acre portion), TMS# 28913-02-04 (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 Planned Development District (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

Major Site Plan Review

6. **SPLAN-2024-0002: 205 Columbiana Circle, TMS#04904-01-02(p);** request major site plan approval for the construction of a ±52,000 sq. ft., 124-key hotel (Marriott Studio Res Hotel). The property is zoned PD (Planned Development – Harbison).

Zoning Map Amendment

7. **ZMA-2024-0002: 10 Bluff Road (portion), TMS# 11301-16-01 (portion);** Request recommendation to rezone the property from Employment Campus District (EC), a portion within the Floodplain Overlay District (OV-FP) to Light Industrial District (LI), a portion within the Floodplain Overlay District (OV-FP)

Relocated to regular agenda as #7

Ms. Statler completed the review of the consent agenda. Mr. Causey made motion to remove case #7 from the consent agenda and place it on the regular agenda due to its relationship with #8; motion seconded by Ms. Davis. All aye; motion passed (5-0). Mr. Cook made a motion to approve the consent agenda subject to staff comments. Motion seconded by Mr. Causey. All aye; motion passed (5-0).

III. REGULAR AGENDA

Zoning Map Amendment

7. **ZMA-2024-0002: 10 Bluff Road (portion), TMS# 11301-16-01 (portion);** Request recommendation to rezone the property from Employment Campus District (EC), a portion within the Floodplain Overlay District (OV-FP) to Light Industrial District (LI), a portion within the Floodplain Overlay District (OV-FP)

Andrew Livengood provided a review of the project. Discussion between the applicant and board members ensued. Mr. Cook made a motion to recommend approval of ZMA-2024-0002 and Mr. Causey seconded the motion. All aye; motion passed (5-0).

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

8. **ANNEX-2024-0001: 10 Bluff Road (portion), 1035 Dreyfus Road, 1025 Dreyfus Road, and 1017 Dreyfus Road, TMS# 11301-16-01 (portion), 11301-16-02, 11301-16-03, and 11301-16-04;** Request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Light Industrial

District (LI), 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 Mixed Residential (High Density), and zoned M-1 by Richland County.

Andrew Livengood provided a review of the project. Discussion between the applicant and board members ensued. Mr. Causey made a motion to recommend approval of ANNEX-2024-0001 and Mr. Cook seconded the motion. All aye; motion passed (5-0).

Major Site Plan Review

9. **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).

Johnathan Chambers provided a review of the project. Applicant T. K. Connelly, provided insight regarding the project. Discussion between the applicant and board members ensued. Ms. Davis made a motion to approve SPAN-2023-0017 subject to staff comments and Mr. Osorio seconded the motion. All aye; motion passed (5-0).

Zoning Map Amendment

10. **ZMA-2023-0019: 1409 Huger Street, TMS# 09009-13-01 & p/o 08912-13-01;** Request recommendation to rezone the property from Community Activity Center/Corridor (CAC) in the City Center Overlay District (OV-CC) and Setback View Corridor Overlay District (OV-HSV) to Downtown Activity Center/Corridor (DAC) in the City Center Overlay District (OV-CC) and Setback View Corridor Overlay District (OV-HSV).
11. **ZMA-2024-0001: 1115 Greenlawn Drive, TMS# 16414-10-02;** Request recommendation to rezone the property from Residential Single Family – Large Lot District (RSF-1) to Office and Institutional District (O-I).

Hope Hasty provided a review of the project. Applicant John Blackman, provided insight regarding the request. Applicant provided an exhibit, which was introduced into the record as Exhibit A by Ms. Statler. Discussion between the applicant and board members ensued. Mr. Causey made a motion to recommend denial of ZMA-2024-0001 and Mr. Osorio seconded the motion. All aye; motion passed (5-0).

IV. OTHER BUSINESS

V. ADJOURN

Mr. Cohn asked for a motion to adjourn. Mr. Causey made a motion to adjourn the meeting, seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 4:56 PM.

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