



# CITY OF COLUMBIA PLANNING COMMISSION

March 14, 2024

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

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RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS •  
MASON HARPE • RAQUEL THOMAS • CARLOS OSORIO

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

**Absent:** Ryan Causey

**Staff:** Skye Robinson Barnes, Johnathan Chambers, Hope Hasty, Krista Hampton, Andrew Livengood, Tristian Kercher, and Lucinda Statler

## I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:02 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 **February 8, 2024 Minutes**

Mr. Cohn reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission and announced the deferral of case #6 SPLAN-2024-0003.

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

2. **ANNEX-2024-0003: 2.65 acres S/S Jacobs Mill Pond Road, TMS# 28900-03-11;** Request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) 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 Planned Development (PD) by Richland County.
3. **ANNEX-2024-0004: 500 Spears Creek Church Road, TMS# 25700-02-14;** Request recommendation on the assignment of the land use classification of Urban Edge Community Activity Center (UEAC-1) and the assignment of zoning of Institutional-General District (INS-GEN) for a pending annexation. The property is currently classified as Neighborhood (Medium Density), and zoned Light Industrial (M-1) by Richland County.

4. **ANNEX-2024-0005: 4543 Broad River Road, TMS# 06205-02-12;** Request recommendation on the assignment of the land use classifications of Community Activity Corridor (AC-2) and Urban Edge Mixed Residential (UEMR), and the assignment of zoning of Employment Campus District (EC) and Residential Mixed District (RM-2) for a pending annexation. The property is currently classified as Mixed Use Corridor and Mixed Residential (High Density), and zoned Residential 6 (R6) by Richland County.
5. **ANNEX-2024-0006: 1101 Kinley Road, TMS# 05000-04-07;** 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 District (CAC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) in a Priority Investment Area, and zoned Residential Transition (RT) by Richland County.

Major Site Plan Review

6. **SPLAN-2024-0003: 500 Block of Spears Creek Church Road, TMS#28800-01-03;** request major site plan approval for the construction of a car wash (Tommy's Car Wash). The property is zoned PD (Planned Development – Woodcreek Farms). **DEFERRED**

Street Name

7. **SN-2024-0001:** Street Name Request – Name a street within the 4600 Block of Percival Road – Clothing World Drive, **TMS#28800-06-02 thru 05;** The properties are zoned RM-1 (Residential Mixed District) and M-1 (Light Industrial) within Richland County.
8. **SN-2024-0002:** Street Name Request – Name a street within the Astoria Subdivision – Astoria Drive, **TMS#28800-06-05;** The property is zoned RM-1 (Residential Mixed District).

Ms. Statler completed the review of the consent agenda. Mr. Osorio made motion to approve the consent agenda and February minutes, Ms. Thomas seconded the motion. All aye; motion passed (6-0).

**III. REGULAR AGENDA**

Major Site Plan Review

9. **SPLAN-2024-0001: 2109 thru 2121 Sumter Street, 1212 thru 1222 Scott Street, 2110 and 2120 Main Street, TMS#09016-12-04, 09016-12-05, 09016-12-06, 09016-12-16, 09016-12-17, 09016-12-18, 09016-12-19, 09016-12-20;** request major site plan approval for the construction of an 102-unit, multifamily residential development (The Woodley Development). The properties are zoned MU-2 (Mixed-Use) and CAC (Community Activity Center/Corridor District) within the OV-NMC (North Main Corridor Design Overlay) District. **TRAFFIC IMPACT STUDY**

Johnathan Chambers provided a review of the project. Applicants Hunter Shealy, Lauren Taylor, and Dylan Goff provided insight regarding the request. Mr. Cohn opened the floor for public comment, and the following individuals spoke regarding the request:

- Denise Wellman, President of Cottontown, spoke against the request and asked members of the audience to stand who were also in opposition. (Ms. Wellman submitted to staff a flash drive with recordings of meetings that the neighborhood has had with the developers about the development).
- Jim Daniel spoke against the request.
- Jeff Session requested clarification on what the Planning Commission's review covered and the procedure moving forward. Mr. Chambers indicated that a deviation in use from the provided plans for an apartment facility would require a resubmittal.

After some discussion by Commission members, Ms. Thomas made a motion to recommend approval of SPLAN-2024-0001 and Mr. Cook seconded the motion. All aye; motion passed (6-0).

**IV. OTHER BUSINESS**

**V. ADJOURN**

Mr. Cohn asked for a motion to adjourn. Mr. Harpe made a motion to adjourn the meeting, seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 4:50 PM.

Respectfully submitted,  
Planning & Development Services Department